



The Bungalow

Wattisham Road | Hitcham | Suffolk | IP7 7LU

Freehold Guide Price £ 350,000

FINE & COUNTRY

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A two bedroomed cottage awaiting renovation or demolition and rebuild of a new home, subject to appropriate planning permission being sought, on 1.2 acre plot of land 5 minutes from Hitcham and 15 minutes from Stowmarket, where there is a direct rail link to London Liverpool Street Station.

The plot has far reaching rural views and includes a number of outbuildings.

The front and side of the property is surrounded by a flint and brick garden wall with gate opening to the mature front garden. There is plenty of off road parking to the side.

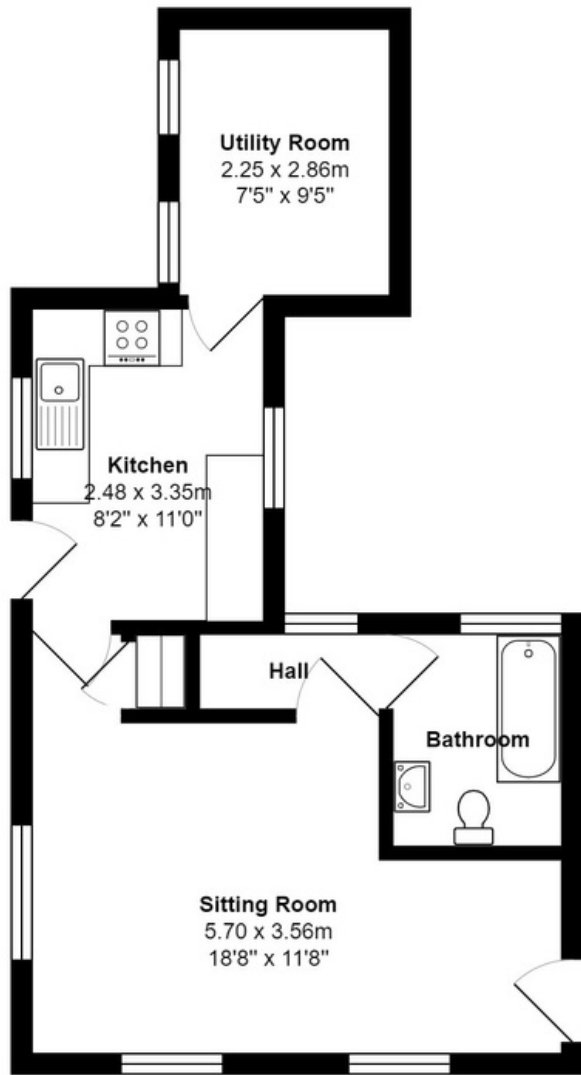
The front door opens directly in to the kitchen with a further door opening in to a storage/utility room at the back of the house. The lounge has views to the front and an ornamental fireplace. The bathroom is off the lounge, as is the conservatory.

There are wooden stairs behind a door, leading up to the two bedrooms. The windows have lovely countryside views all the way to the horizon.

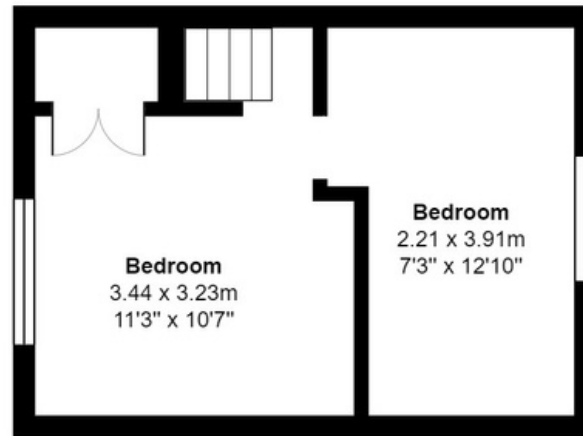
The garden includes a mature orchard, along with further mature trees and shrubs surrounding the outbuildings which include an original Nissen hut with brick extension to rear, a large wooden barn, various greenhouses and sheds. All of these structures require complete renovation or re-build, subject to appropriate planning permission.







Area: 41.0 m² ... 441 ft²



Area: 24.0 m² ... 259 ft²

Total Area: 65.0 m² ... 700 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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Services

We are advised by the vendors that mains electricity and water are connected. The property has a septic tank and benefits from oil-fired central heating.

Possession

Vacant possession upon completion.

Agent's special note - Our client would require a covenant (to be agreed) confirming an uplift in value/payment to them should more than one replacement dwelling be built on the site.

Council Tax Band

Babergh - Band C - 2023/24 - £ 1749.71

What Three Words

///mailbox.fidelity.boarding

Viewing strictly by appointment with
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