



**Grier & Partners**

LAND AND ESTATE AGENTS

35 PALFREY HEIGHTS, BRANTHAM, MANNINGTREE,  
SUFFOLK, CO11 1SF  
GUIDE PRICE OF £250,000





## INTRODUCTION

situated in the well regarded and well located village of Brantham within a short walk of the village school. This three bedroom semi detached property is in dated order throughout but offers extensive potential for modernisation and enhancement to a new owners requirements.



## INFORMATION

of a brick and block cavity construction under a tiled roof with brick elevations. The property benefits from double glazed windows throughout and a secure hardwood front door. Electrics are supplied via an original fuse board to sockets throughout. Heating is supplied via a modern Gas fired combination boiler to radiators throughout and hot water on demand.

## BRANTHAM

offers a wide range of social activities for all age groups. Primary schooling within the village, senior school catchment for East Bergholt High School. A parade of shops is approximately half a mile away on the Pippin development, and Manningtree a short drive away. Access to the major towns of Ipswich and Colchester is available via the A137/A12. Mainline railway station in Manningtree with journey times of about an hour to London Liverpool Street. This delightful village offers good communication links in a beautiful location in the Stour valley.

## SERVICES

mains water, electric, gas and drainage are connected to the property along with broadband being available to the property.

Local Babergh District Council contact 0300 1234 500.

Council tax band - B

EPC Rating - E

## DIRECTIONS

Heading towards Brantham from East Bergholt, heading along Manningtree Road for circa 1.3 miles. Take the first left at the roundabout onto Brantham Hill when after half a mile, Palfrey Heights can be found on the right hand side. The property can be found on the right hand side just after the green on the left with off road parking opposite the property.

## ACCOMMODATION

over two floors, on the first floor:

### BEDROOM ONE

12'08 x 10'05 window to the rear (South) sizeable double bedroom with built in wardrobe.

### BEDROOM TWO

10'11 x 9'05 window to the rear overlooking the garden



(South) built in double wardrobe.

#### BEDROOM THREE

9'08 (max) x 7'03 window to the front (North) built in over stairs storage cupboard.

#### FAMILY BATHROOM

8'03 x 7'02 opaque window to the front, fitted bathroom with inset bath, screen and shower over, pedestal wash basin, w/c and extractor fan. Tiled walls to ceiling height above the bath and waist height to the remainder of the room.



#### LANDING

8'04 x 8'04 window to the front (North) doors to all rooms, airing cupboard contains the gas boiler, loft access and stairs return to the ground floor:

#### HALLWAY

12'08 x 7'03 entrance from the front porch via a hardwood door with opaque glazed panel to the side, welcoming hallway with fuse board and doors into the:

#### SNUG

11'07 x 9'06 window to the rear overlooking the garden, brick open fire with tiled hearth.

#### SITTING/ DINING ROOM

15'11 x 9'05 glazed hardwood double doors and windows open out into the rear garden, brick fireplace.

#### KITCHEN

12'10 x 8'04 window to the front overlooking the front garden, fitted kitchen wall and base units to both sides with granite effect work top, inset sink, space for oven and gas hob combination, space for dishwasher and washing machine alongside under counter fridge. Doorway to the:

#### REAR HALL

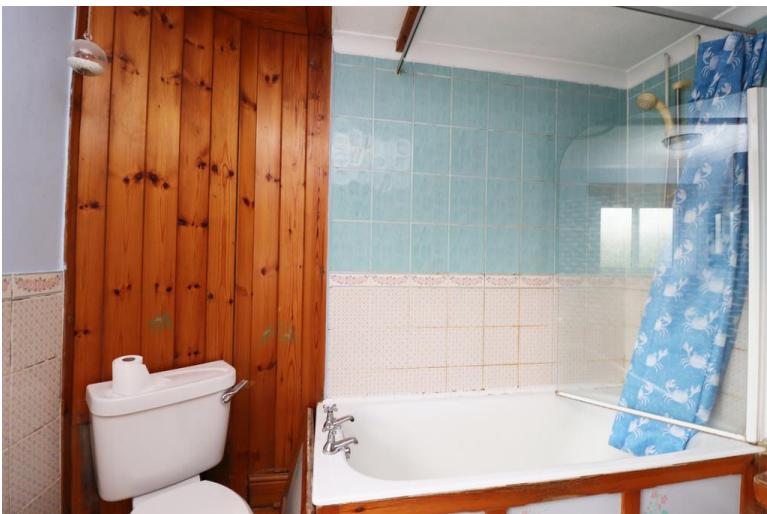
15'07 x 3'08 door from the front garden and stable door into the back garden, further doors to the:

#### CLOAKROOM

5'01 x 3'03 opaque window to the rear, w/c and tile effect floor.

#### WORKSHOP

12'00 x 8'04 window to the front, radiator under front window attached to main house circuit, butler sink to the





rear and storage space to the rear, light and power connected.

#### OUTSIDE:

##### TO THE REAR

the property benefits from a substantial garden taking in a South facing aspect. The garden itself while currently unkept offers a fantastic opportunity to make the best of the mature trees and abundance of space. All boundary fences are in a poor state of repair and will require renewal with the co-operation of neighbouring properties.



##### TO THE FRONT

the property is approached over a sizeable front garden with fencing to the road and sides. The garden does not currently provide for any parking but we understand other properties on the road (subject to planning) have made arrangements for off road parking.



