



High Road, Witnesham, Ipswich, IP6 9EX

O.I.E.O £250,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

High Road, Witnesham, Ipswich, IP6 9EX

This quaint nineteenth century cottage requiring updating and modernisation is located in a village to the North of Ipswich on the outskirts of Witnesham just a short walk to The Moon & Mushroom public house & restaurant in Swiland, Fynn valley golf club and Otley College is also nearby. The cottage comprises entrance hall, two reception rooms, kitchen, G/F wet room, stairs to first floor leading to 3 bedrooms and separate cloakroom. Outside there is parking to the front for 2 cars plus further parking on the driveway, good size rear gardens predominately laid to lawn over looking open agricultural fields to the rear and timber workshop with power & lighting connected. EARLY INSPECTION RECOMMENDED.



ENTRANCE HALL

Hardwood door with side windows into entrance hall, carpeted flooring, window through to dining room, door into sitting room.

SITTING ROOM

11' 9" x 11' 3" (3.58m x 3.43m) Carpeted flooring, electric storage heater, hard wood window to front aspect, stairs to first floor, door through to kitchen.



KITCHEN

22' 8" x 8' (6.91m x 2.44m) Comprising matching eye level and base units with roll edge work tops, stainless steel sink & drainer with swan neck mixer tap, space under counter for fridge & freezer, separate work top with plumbing for washing machine under, vinyl floor covering, hard wood window to side and rear aspect, further hard wood door and window to rear aspect, airing cupboard housing hot water cylinder, door to dining room.

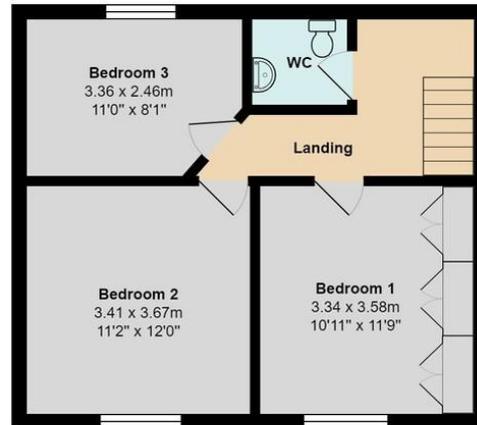
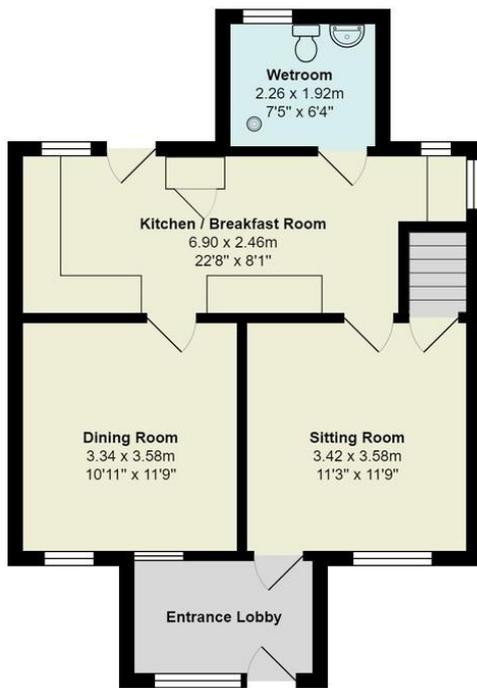
DINING ROOM

12' x 11' (3.66m x 3.35m) Carpeted flooring, hardwood framed window to front aspect, further window into entrance hall.



STAIRS

Carpeted stairs from sitting room leading to first floor, storage heater, hardwood window to rear aspect, doors to bedrooms and cloakroom.



BEDROOM 1

12' 2" x 11' (3.71m x 3.35m) Carpeted flooring, hardwood window to front aspect, built in wardrobes.

BEDROOM 2

12' x 11' 2" (3.66m x 3.4m) Carpeted flooring, hardwood window to front aspect.

BEDROOM 3

11' x 8' 2" (3.35m x 2.49m) Carpeted flooring hardwood window to rear aspect enjoying field views, storage cupboard with feeder tank.

OUTSIDE

Hardstanding off road parking for 2 cars plus extra parking on driveway which leads to a good size rear garden which is mainly laid to lawn, good sized patio area ideal for entertaining, timber workshop with power & lighting connected a further timber garden shed, rear garden overlooks agricultural field to the rear, gardens all enclosed by fencing.

COUNCIL

East Suffolk Council
Council Tax Band (D) £2,071.13

SERVICES

We understand all mains services are connected EXCEPT FROM GAS.

NEAREST SCHOOLS

Witnesham Primary School & Claydon High School.

Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer.

If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

High Road Willesham IPSWICH IP6 9EX	Energy rating	Valid until:	15 June 2032
	F	Certificate number:	0360-2966-7160-2492-5775



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.