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Flat 2, The Foyer,
Queen Street, Stradbroke.

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ESTATE AGENTS

We are pleased to offer this first floor flat, centrally situated in the desirable village of Stradbroke. The property has been refurbished and is offered to the market with No Onward Chain. Ideal for first time/ investment buyers.

Accommodation comprises briefly:

- Private Entrance Hall
- First Floor Landing
- Sitting Room
- Kitchen
- Double Bedroom
- Shower Room



The Property

The flat has its own entrance door at the front of the building which opens into the private ground floor hallway with space for hanging coats and stairs leading up to the accommodation on the first floor. The spacious landing has windows to the front and rear aspects, a cupboard housing the hot water tank and doors to all rooms. The sitting room has a built-in cupboard and overlooks the front aspect. The kitchen is fitted with a range of modern wall, base and drawer units, work tops with tiled splashbacks, inset stainless steel sink and drainer, space for a cooker with extractor hood over, space for further appliances and window to the side. The bedroom also overlooks the front aspect and has a built-in cupboard. The shower room completes the accommodation and comprises a fully tiled shower cubicle, pedestal wash basin, WC and window to the side.



Outside

There is no outside space but plenty of on-street parking nearby.

Location

The Foyer is located close to the centre of this well served village, which includes facilities such as a Spar convenience store, bakers, butcher, library, primary school, secondary school, leisure centre, swimming pool, doctors and two public houses. Further facilities are available in the neighbouring towns of Harleston, Diss & Framlingham. All have further education including Thomas Mills High School, Archbishop Sancroft High School in Harleston, Diss High and Framlingham College. In addition, the towns have further facilities including larger supermarkets, retailers and restaurants. Diss has a mainline train service to London Liverpool Street, Ipswich and Norwich. The Heritage Coast around Southwold, Walberswick and Aldeburgh is just 30 minutes or so by car.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Electric Heating and Immersion for the hot water.
Mains drainage, electricity and water are connected.
EPC Rating: D

Local Authority:

Mid Suffolk District Council
Tax Band: A
Postcode: IP21 5HG

Tenure

Leasehold
The Lease commenced on the 24th September 2008 and there are 107 years remaining. The buildings insurance is £250 per annum.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £125,000

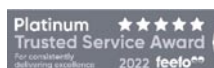


Offices throughout Norfolk & Suffolk:

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www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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