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58 POST MILL GARDENS GRUNDISBURGH WOODBRIDGE SUFFOLK

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GRUNDISBURGH WOODBRIDGE SUFFOLK IP13 6UP

A two bedroom semi-detached bungalow
now in need of general modernisation and improvement located in this highly desirable village

Offers in the region of £210,000

58 Post Mill Gardens is a two bedroom semi-detached bungalow in need of general modernisation located at the end of a cul-de-sac in this popular well served village offering a primary school, village hall, playing fields with a tennis court, The Old Forge Stores Village Shop, Williams's Hardware Store, Post Office, Doctors Surgery, Church and the added benefit of being on a well served bus route. The

market town of Woodbridge is approximately four miles east of the village and offers a wider range of shops and facilities including independent outlets that trade alongside the national names. In the town there are also secondary schools in both the state and private sectors, sports facilities including a swimming pool, gym, tennis courts and rowing club. There are train links from Woodbridge Station

connecting to Ipswich, Suffolk's county town, with further links to London's Liverpool Street station. The town is located on the west bank of the delightful River Deben which provides various opportunities for sailing and rowing and for the less energetic picturesque walks along the river wall.

A glazed timber door with obscure glazed window and letterbox to one side opens into

THE ENTRANCE LOBBY

with a large obscure glazed window to the front aspect, fitted carpet and glazed timber door with obscure glazed window and letterbox to one side opening into

THE ENTRANCE HALL

with radiator, telephone point, wall mounted thermostat, trap door to the roof space, a cupboard housing the preinsulated water tank with immersion heater and slatted shelving alongside as well as a Honeywell programmer. A further cupboard houses the Myson Velaire oil fired boiler, fitted carpet and door to

THE LIVING ROOM

measuring approximately 15ft 5ins by 11ft 5ins with a floor to ceiling window at one end and glazed door alongside opening to the rear garden, a brick fireplace with tiled hearth housing an electric fire, radiators with thermostats, TV point, coved ceiling and fitted carpet.

THE KITCHEN

measuring approximately 9ft 6ins by 9ft 2ins minimum with a range of base and wall mounted units arranged in an L-shape, roll edged worktop incorporating a basin with window above overlooking the rear garden, cupboard and drawer below and space and plumbing to one side for a washing machine or dishwasher. Jackson electric hob with hood and cupboard above with further cupboards either side and a corner shelf to one end. Jackson Worcester fan oven with cupboards and drawers either side and space to one end for an undercounter fridge. Tiled splashbacks, radiator with thermostat, vinyl tile effect flooring and a door out to the garden.

BEDROOM 1

measuring approximately 11ft 5ins by 10ft 5ins with a window to the front aspect, radiator with thermostat below, built-in wardrobe unit along one wall with a dressing area in the middle with drawers below and mirror, light and further cupboard above. Fitted carpet.

BEDROOM 2

measuring approximately 11ft 1ins by 10ft 4ins with a window to the front aspect, radiator with thermostat below and fitted carpet.

THE BATHROOM

with fully tiled walls, high level obscure glazed window to the rear aspect, low level WC, pedestal hand wash basin, a panelled bath with mixer tap and telephone shower attachment above, radiator with thermostat, medicine cabinet and fitted carpet.

THE SERVICES

Mains water, electricity and drainage. Heating from the Myson Velaire oil fired boiler. Hot water from the immersion heater. TV and telephone points.

OUTSIDE

the front of the property is set behind a wall with two wrought iron gates opening to the drive which leads up and alongside the bungalow. The front garden is predominantly laid to lawn with numerous shrubs and borders and a shaped feature flower bed to the centre. A path leads alongside the front of the property to the front door. The driveway continues to the brick built garage with a felt roof, up and over door and a further door to the side. Light and power are connected. There is a lean-to greenhouse adjoining the garage with sliding door. Behind the garage a panelled gate opens to a storage area with corrugated roof that houses the oil tank. The rear garden is predominantly laid to lawn with various shrubs and flowers to the borders and a pathway leads up to the end of the garden where there is a cherry tree and a timber and felt roof shed. Outside tap and lights.

IMPORTANT NOTE

The services, equipment, apparatus and appliances have not been tested. Prospective purchasers must satisfy themselves either by inspection or preferably by seeking advice from suitably qualified people to the efficiency, condition, fitness for purpose of the equipment, fixed apparatus, appliances or services.

COUNCIL TAX

Band C

TENURE

Freehold with VACANT POSSESSION on completion of the purchase.

VIEWING

Strictly by prior appointment with the Agents please.

REFERENCE

J 12581

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

