



7 MILL HILL ESTATE, ALDRINGHAM, LEISTON, SUFFOLK IP16 4QB

GUIDE PRICE: £185,000 FREEHOLD

A mid terrace bungalow on a no through road in this popular village with a good sized back garden

Entrance Hall; Sitting Room/Dining Room; Kitchen; 2 Double Bedrooms; Bathroom; Gas Central Heating; Gardens; Parking.

26 HIGH STREET SAXMUNDHAM, SUFFOLK IP17 1AB Tel: 01728 605511

THE PROPERTY:

This terraced bungalow occupies a popular location and would seemingly be an ideal first time buy or investment property. In need of some updating the property has the benefit of gas fired central heating and double glazed windows and has good sized gardens to fron and rear with a drive at the front providing off road parking. To appreciate this property and it’s potential earliest viewing is recommended.

LOCATION:

The village of Aldringham has a renowned public house - The Parrot and Punchbowl and lies about a mile from the town of Leiston which offers a good selection of shops and a supermarket that cater for all day to day needs and the town has primary and secondary schools along with a library and sports centre. Aldringham is ideally located for access to the Suffolk Heritage Coast and to the coastal town of Aldeburgh which is home to the internationally famous music festival with most concerts being held at the Snape Maltings complex. Attractions of the surrounding area include the RSPB sanctuary at Minsmere and a variety of walks and cycle paths. Further facilities can be found at Saxmundham which has Waitrose and Tesco supermarkets and a railway station that provides a regular service via Ipswich to London (Liverpool Street).

The accommodation comprises:

PORCH Front door to:

ENTRANCE HALL

SITTING/DINING ROOM

Fireplace with surround, mantelpiece and hearth housing gas fire.

KITCHEN Fitted floor, drawer and wall units with fitted worksurface having one and a half bowl sink inset. Four ring gas hob with filter over and oven under. Tiled floor. Wall mounted gas fired boiler for central heating and hot water. Door to outside.

Agent’s note. We understand from the vendor that the white goods will be remaining.

BED 1
Double

BEDROOM 2
Double

BATHROOM
Panelled bath with over bath shower and shower screen. Washbasin. WC. Fully tiled walls.

OUTSIDE
At the front of the property the raised garden is laid to lawn with hedging. Private drive provides off road parking.

Behind the property is a paved patio and the good sized garden is laid to lawn. Outhouse with power connected.

TENURE: Freehold.

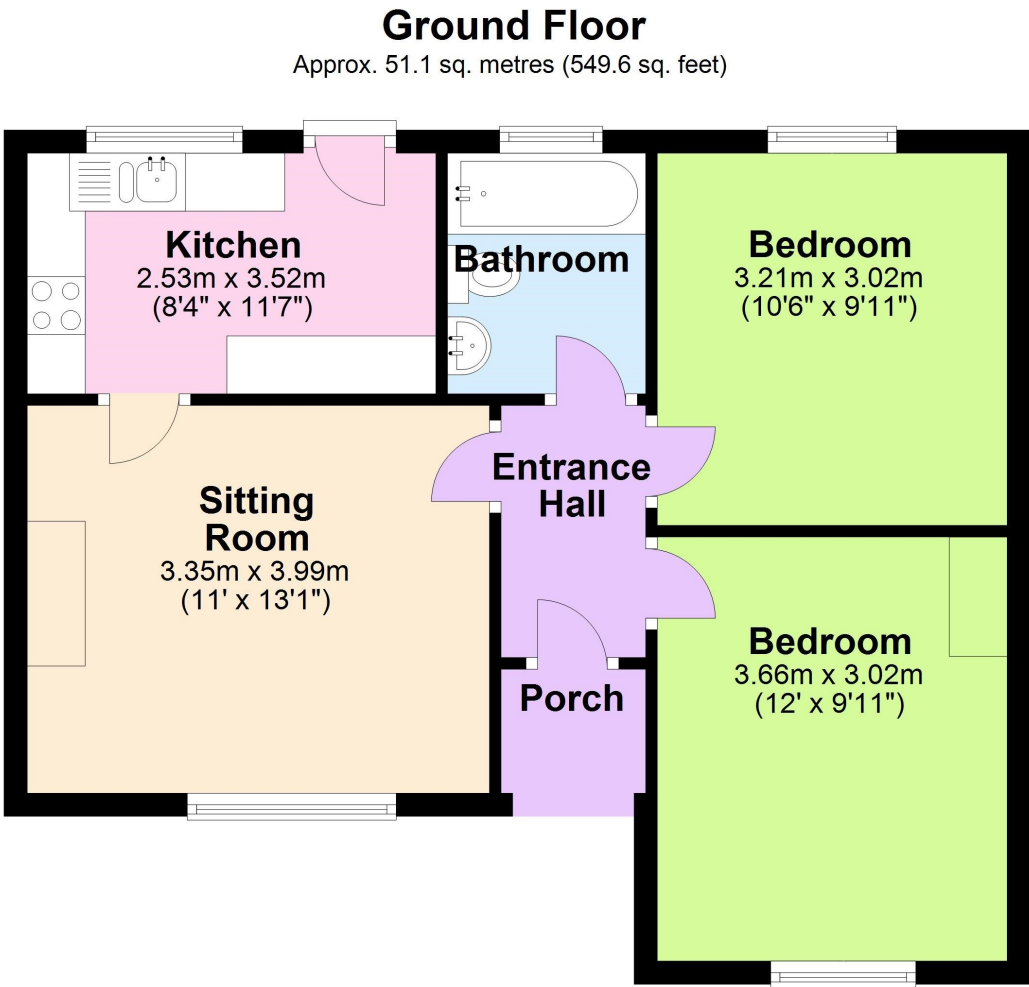
LOCAL AUTHORITY: East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

COUNCIL TAX BAND: = A

SERVICES; Mains electricity, gas, drainage and water are available to the property. Central heating is provided by a wall mounted gas fired boiler back boiler located in the kitchen behind the gas fire in the sitting room with radiators throughout the property.

VIEWING: By appointment through Jennie Jones Estate Agents. Tel: 01728 605511.
email: saxmundham@jennie-jones.com

EPC RATING = D



Total area: approx. 51.1 sq. metres (549.6 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

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