



Holme Close, Hopton, Suffolk, IP22 2QL

**MARK · EWIN**  
BURY ST EDMUNDS



## Holme Close, Hopton, Suffolk, IP22 2QL

A two-bedroom, semi-detached bungalow in the well-served village of Hopton.

The property offers accommodation to include an entrance hall, sitting room with useful storage room, kitchen, two bedrooms, the second could be used as a dining room, shower room and conservatory.

Outside, the front garden is mainly laid to lawn with a path leading to the front door. The rear garden is enclosed by fencing, mainly laid to lawn and has a paved patio area.

### Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via Oil central heating.

(Please note that none of these services have been tested by the selling agent.)



### Directions

Proceed out of Bury on the A143 towards Diss. Pass through the villages of Great Barton and Ixworth and upon reaching the village of Stanton take the left hand turning towards Barningham. Follow this road through Barningham and upon reaching the village of Hopton, take a right into Thelnetham Road and then left into Holme Close where the property can be found.

### Location

The village of Hopton is an extremely well served village with a great selection of amenities including Village store, primary school, post office, chip shop, dentist, hairdressers and The Vine public house. There is a regular bus service to the town of Bury St Edmunds and easy access to the A143 towards Bury and Diss.



### Accommodation:

Entrance Hall 4' 10" x 4' 7" (1.47m x 1.40m)

Storage 4' 10" x 4' 4" (1.48m x 1.31m)

Sitting Room 13' 5" x 11' 11" (4.09m x 3.64m)

Kitchen 10' 4" x 11' 3" (3.16m reducing to 2.60m x 3.42m)

Hallway 8' 11" x 5' 11" (2.73m x 1.81m reducing to 1.00m)

Bedroom 13' 5" x 11' 1" (4.09m x 3.38m reducing 2.73m)

Bedroom/Dining Room 8' 2" x 11' 5" (2.50m x 3.48m)

Shower Room 7' 1" x 5' 1" (2.16m x 1.55m)

Conservatory 17' 4" x 8' 10" (5.29m x 2.70m)

Front & Rear Gardens

### Additional Information:

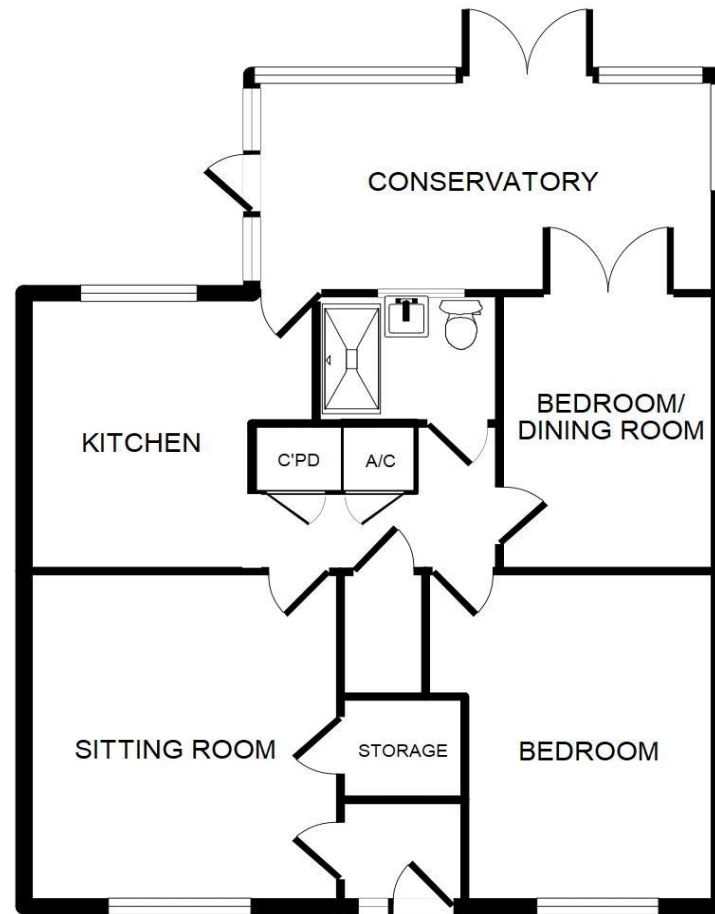
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

**Guide Price £230,000**  
**Freehold**





For identification only. (Not to scale)  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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