



5 Olive Cottage, Alley Road, Kirton, Ipswich, IP10 0NN

£450,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Built in 1925 and set on a one-fifth acre plot, this charming three-bedroom detached house is full of character and offers an exciting opportunity for modernisation. Available with vacant possession and no onward chain.

ACCOMMODATION WITH APPROXIMATE ROOM SIZES

ENTRANCE HALL

7' 3" x 4' 6" (2.21m x 1.37m)

LIVING ROOM

13' 5" x 11' 10" (4.09m x 3.61m)

DINING ROOM

13' 5" x 12' 1" (4.09m x 3.68m)

BREAKFAST ROOM

11' 8" x 7' 9" (3.56m x 2.36m)

KITCHEN

14' 1" x 6' 00" (4.29m x 1.83m)

INNER HALL

5' 3" x 4' 8" (1.6m x 1.42m)

GROUND FLOOR BATHROOM

9' 1" x 5' 0" (2.77m x 1.52m)

CONSERVATORY

14' 7" x 14' 00" (4.44m x 4.27m)

LAUNDRY ROOM

7' 4" x 6' 4" (2.24m x 1.93m)

OUTSIDE

The property boasts established gardens with various plants, shrubs and trees and a fishpond, a former vegetable patch and a traditional Dutch-style greenhouse and the plot offers a good degree of privacy.

The rear garden dimensions: 26.60m x 33.0m (87'3" x 108'3")

Barn one dimensions: 8.23m x 4.27m (27'0" x 14'0")

Barn two dimensions: 8.23m x 4.27m (27'0" x 14'0")

The property has a well with a pump system, for watering the garden, if required.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is E (44) with a potential rating of C (74) and the current energy performance certificate is valid until 27th March 2035.

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

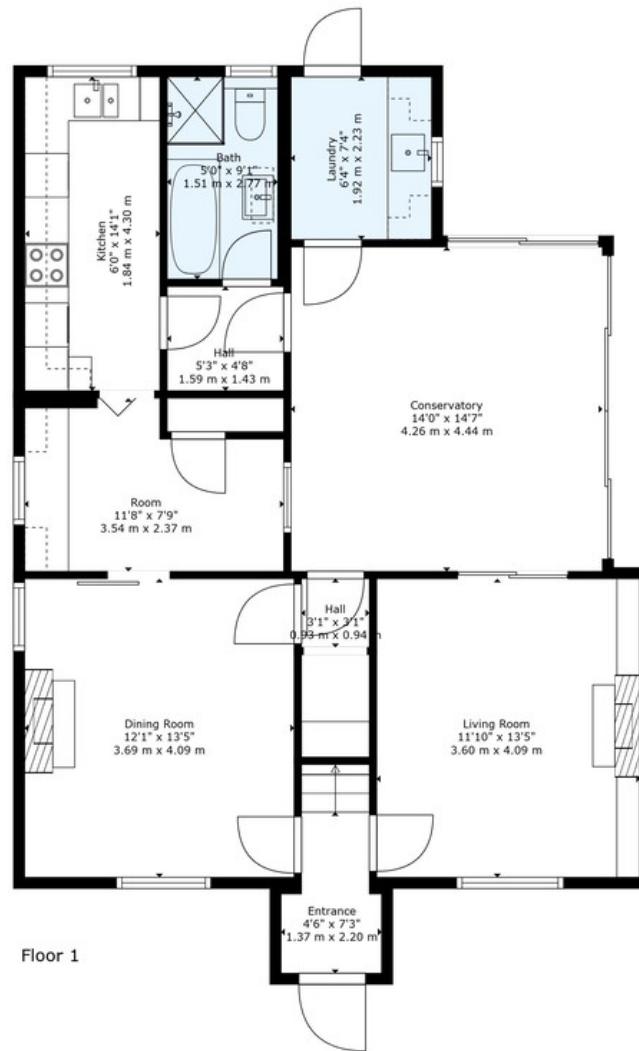
VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

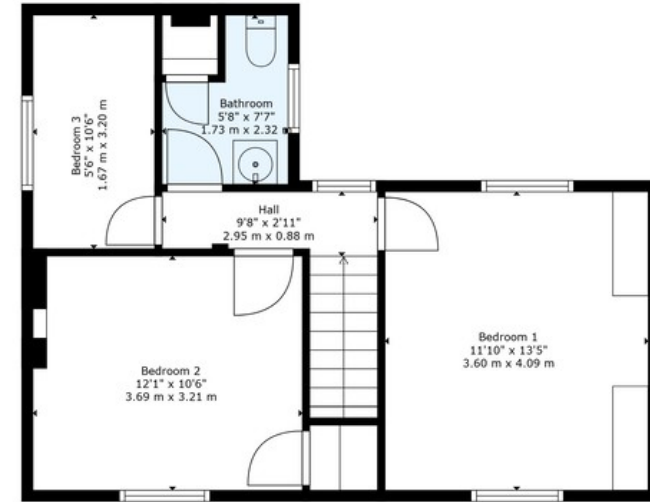
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Floor 1



Floor 2

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TOTAL: 1371 sq. ft, 127 m2
FLOOR 1: 916 sq. ft, 85 m2, FLOOR 2: 455 sq. ft, 42 m2
EXCLUDED AREAS: UNDEFINED: 7 sq. ft, 1 m2
WALLS: 119 sq. ft, 12 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.