



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**GREEN LANE, MARTLESHAM, IP12 4SZ**

**TENURE : FREEHOLD**

**GUIDE PRICE £350,000**

- Popular Village Location
- Generous Plot
- D/G Windows; Gas Central Heating
- Two Bedroom Bungalow
- No Onward Chain
- Garage & Driveway

# THE ACCOMMODATION



## Entrance Hall

With doors to...

## Living Room 17' 4" x 13' 7" (5.28m x 4.14m)

A generously proportioned lounge with window to front aspect and feature fireplace.

## Kitchen 12' 11" x 10' 4" (3.94m x 3.15m)

Fitted with a range of contemporary units, work surfaces, integrated appliances and door to the...



## Conservatory 8' x 7' 5" (2.44m x 2.26m)

UPVC construction and door to the rear garden.

## Bedroom One 10' 10" x 10' 4" (3.30m x 3.15m)

With window to rear aspect and radiator.

## Bedroom Two 13' 5" x 7' 10" (4.09m x 2.39m)

With window to front aspect and radiator.

## Wet Room

With window to rear, wash basin and WC with cupboard surround, wall mounted shower.



## Outside

To the front of the property is a driveway providing off road parking for several vehicles and access to the garage which has an up-and-over door. The large rear garden has been terraced in part, and has lawns, well-stocked beds and a shed.

## Agents Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

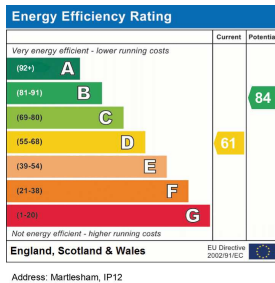
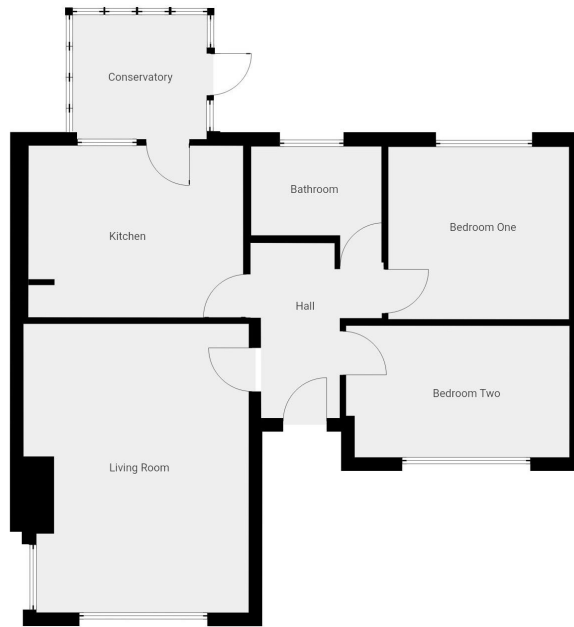
## THE PROPERTY & LOCATION

A spacious and superbly located detached bungalow in a popular cul-de-sac in the village of Martlesham. The property has been modernised in-part and offers a very large rear garden, garage, plenty of parking and no onward chain.

Situated between Ipswich and Woodbridge is the popular village of Old Martlesham, within walking distance of amenities and only a few minutes from the A12/A14 and close to the riverside town of Woodbridge with the picturesque river, swimming pool, theatre and several restaurants and boutique shops that it has to offer.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : C

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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