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Sales & Lettings

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2 BROCKLEY ROAD

HARTEST

BURY ST EDMUNDS

IP29 4EG



£425,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Semi Detached Property
- Two Bedrooms
- Three Reception Rooms
- Separate Annexe
- Gardeners Paradise!
- Large Driveway For Off Street Parking
- Viewing Highly Recommended

MELROSE, 2 BROCKLEY ROAD, HARTEST, BURY ST EDMUNDS

Need2View are proud to bring to market this stunning two bedroom, semi detached property located in rural Bury St Edmunds.

The property offers a spacious, living room, dining room, kitchen, snug and W.C. to the ground floor, whilst the first floor has two good sized bedrooms and the family bathroom. Outside, the property has a good sized garden which is a gardeners dream! Filled with various plants and vegetable plots. To the front there is a driveway with parking for multiple vehicles. There is a separate building on the land comprising of a large garage and home office on the ground floor and an annexe with a bathroom and balcony on the first floor. This beautiful, spacious property has no chain and won't hang around for long so book your viewing now!

Stable style entrance door into:

HALLWAY

With stairs to the first floor landing, access to the ground floor rooms, radiator, power and ceiling light points.

LOUNGE

15'11" x 11'10" With UPVC double glazed window to the front, feature fireplace, access to the dining room, radiator, power and ceiling light points.



MELROSE, 2 BROCKLEY ROAD, HARTEST, BURY ST EDMUNDS

KITCHEN/DINER

13'8" x 11'9" Fitted with a range of wall and base units in a white/cream and wood effect finish with coordinating roll top work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, space and fittings for an oven, single drainer sink with mixer tap, access to the dining room, snug and ground floor W.C, UPVC double glazed window to the rear, door to the side, radiator, power and ceiling light points.



DINING ROOM

11'9" x 8" With UPVC double glazed patio doors to the rear, radiator, power and ceiling light points.



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SNUG

15'11" x 9'1" With two UPVC double glazed windows to the side, feature fireplace, radiator, power and ceiling light points.



GROUND FLOOR W.C.

With wash hand basin and W.C., part tiled wall, UPVC double glazed opaque window to the side and ceiling light point.



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FIRST FLOOR LANDING

With access to both bedrooms and the family bathroom, loft access, power and ceiling light points.

BEDROOM ONE

15'11" x 12'4" With two UPVC double glazed windows to the side, radiator, power and ceiling lights.



BEDROOM TWO

11'11" x 8" With UPVC double glazed window to the front, radiator, power and ceiling light points.



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BATHROOM

White three piece suite comprising of a wash hand basin, W.C. and bath with shower over, part wall tiling, UPVC double glazed window to the rear, radiator and ceiling light point.



OUTSIDE

To the rear of the property there is a good sized, well maintained garden, ideal for an enthusiastic gardener with a variety of plants, foliage and a vegetable plot to tend to, all enclosed with hedges. To the front of the property there is a large driveway with ample parking for multiple vehicles.



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OUTBUILDING

Also on the land is an out building comprising of:



GARAGE

19'3" x 18'9" With power and lighting.

HOME OFFICE

18'9" x 9'1" With UPVC double glazed windows to the rear, door to the rear, kitchen area with cupboard space and a single drainer sink with mixer tap, power and ceiling light points.



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Access via spiral staircase up to balcony in rear garden:

ANNEXE

29" x 13" Large room with Velux roof windows, patio doors to balcony, radiator, power points and ceiling spotlights.

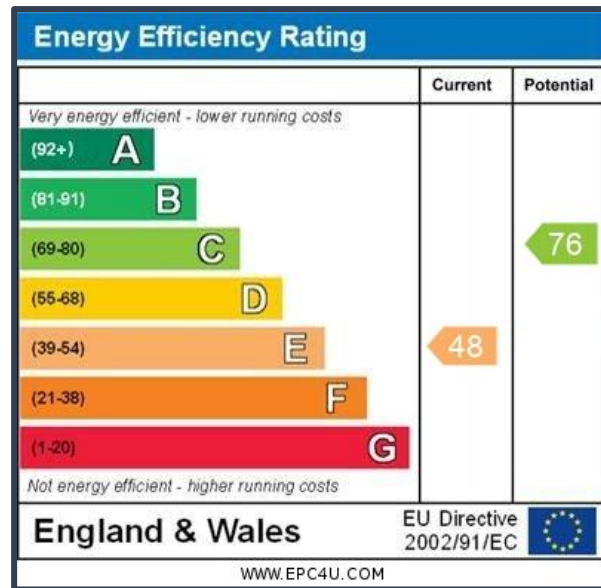


BATHROOM

With a wash hand basin, W.C. and shower cubicle, radiator and ceiling light point.

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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Babergh District Council

Council Tax Band – C

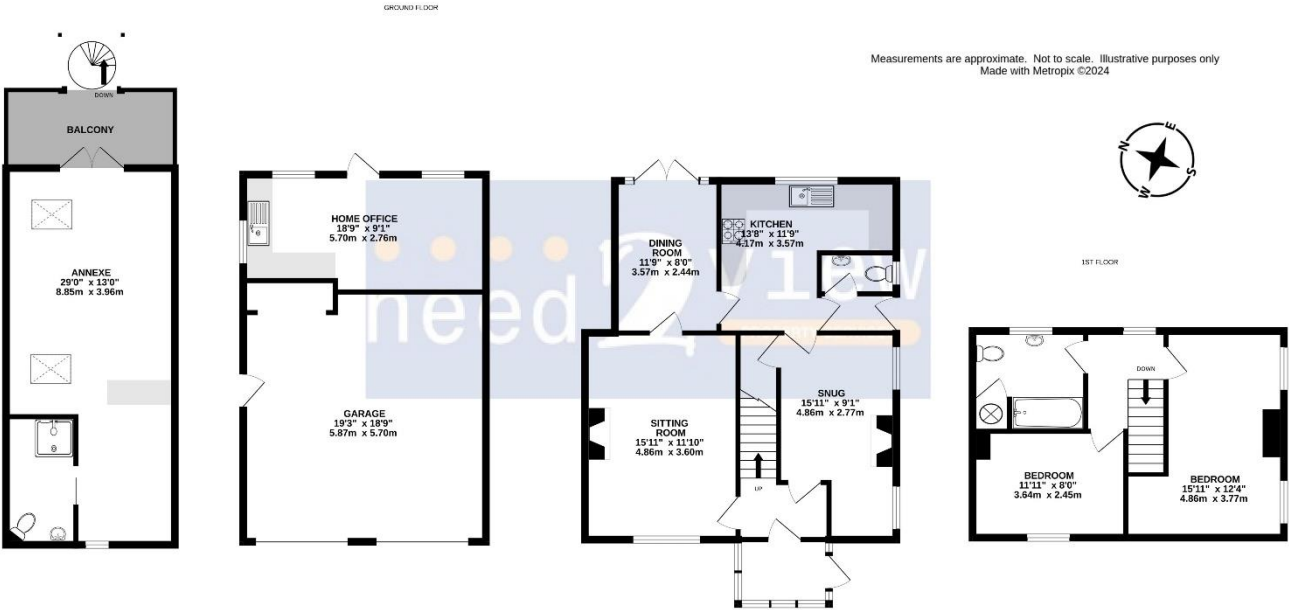
Primary School – Hartest VC Primary School

Secondary School –

Stamp Duty on Asking Price: £8,750 (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN



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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.