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# Conifer House George Street, Hintlesham, IP8 3NH

4 bedroom detached village home | | No onward chain delay | Additional 250ft garden to rent for £10 per year | Requires modernisation and driveway | Energy saving solar roof panels | Great opportunity to create a wonderful home | Bathrooms









- 4 first floor bedrooms
- No onward chain delay
- Living room with dining area

- Requires modernisation and updating
- Driveway & 24ft detached garage
- Conservatory to the rear

- 250ft ga
- Shower
- Popular

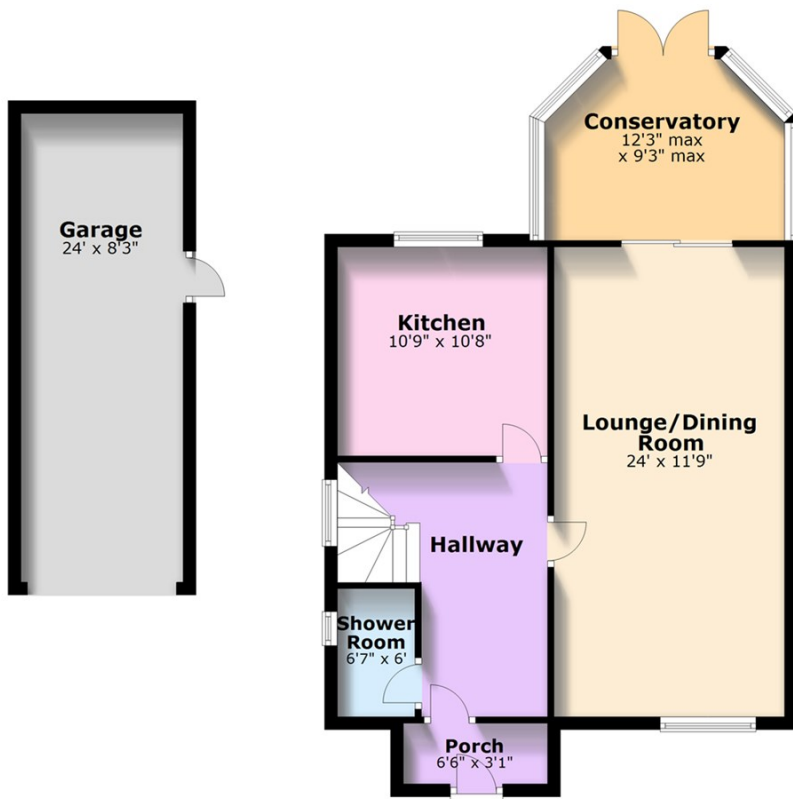






**Ground Floor**

Approx. 879.3 sq. feet



Total area: approx. 1404.5 sq. feet

The floor plan is intended as a guide only.  
Plan produced using PlanUp.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
95-100	B		
85-95	C		
75-85	D		
65-75	E		
55-65	F		
45-55	G		
Not energy efficient - higher running costs		72	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
95-100	B		
85-95	C		
75-85	D		
65-75	E		
55-65	F		
45-55	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation.



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