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property

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9 Newlands, Elmsett, IP7 6NZ

£350,000

- Offered with No Chain Delay
- Three Generous sized Bedrooms
- Living Room to the front
- Shower Room
- Viewing Recommended
- Lovely Front and Rear Gardens
- Garage and Driveway Parking
- Fitted Kitchen
- Requiring some Updating

About the property

A 3 bedroom bungalow offered for sale with a lovely rear garden, attached garage and driveway parking. The property is pleasantly located in a popular road within the village and is also offered for sale with no chain delay. Whilst the property would benefit from some updating it also offers a great opportunity to create a wonderful home. The light and bright living space includes a porch, hall, living room, kitchen, shower room and three bedrooms.

Outside

The property has pleasant front and rear gardens which are mainly laid to lawn with various flower and shrub beds. The rear garden also offers a good degree of seclusion and includes a garden shed. The garage is located to the side and has rear door access.

Useful info

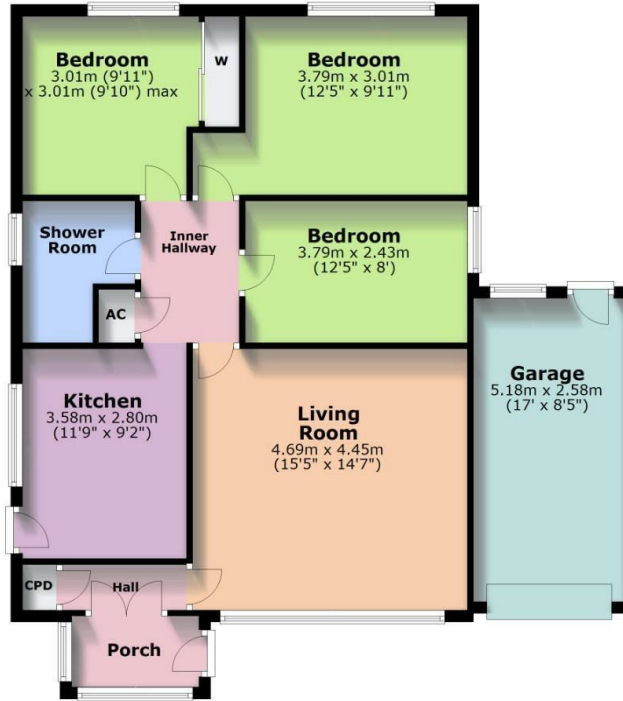
We understand that the property has all main services connected with the heating being gas fired via radiators (not tested). The property has a band C council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///lamp.escorting.tadpole. Broadband Speed: Up to 80 mbps (Source Ofcom) and Mobile Network Outdoor Coverage: EE, O2, Vodafone (Source Ofcom). Agents Note: We understand that the property has a steel frame construction.





Ground Floor

Approx. 93.3 sq. metres (1004.7 sq. feet)



Total area: approx. 93.3 sq. metres (1004.7 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			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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 and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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