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## 2 Rose Acre, Holton St. Mary, CO7 6NR

£395,000

### About the property

A detached 3 bedroom chalet bungalow with a generous sized plot approaching 0.2 acre (sts), a double garage and potential for development to the side (subject to planning consent). The property requires refurbishment throughout but also offers a great opportunity to create a wonderful home within this popular Suffolk village. The property is nicely positioned in a small cul de sac of similar homes and within easy reach of the A12 and Dedham Vale. The property has been extended over the years and the living space provides accommodation of around 1857 sq ft which includes a large hall, living room, conservatory, kitchen, dining room, rear porch, downstairs bathroom and a ground floor double bedroom. On the first floor there are two double bedrooms, a study and a WC. No Onward Chain.

### Outside

The total plot size is approaching 0.2 of an acre (subject to survey) and comprises of mainly lawned gardens with various trees and shrubs. A large section of garden is located to the side and incorporates the detached double garage and driveway.

### Useful info

All mains services are connected except for gas, the heating is oil fired via radiators (not tested by the agents). There is LPG for the cooker and gas fire. Band "E" 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 ///inert.trifling.accusing. Broadband Download and Upload Speed up to 900 mbps. Mobile coverage, Indoors, limited on EE, O2 and Three, no service on Vodafone. Outdoor coverage: Likely on EE, O2. Three and Vodafone. (Source Ofcom).





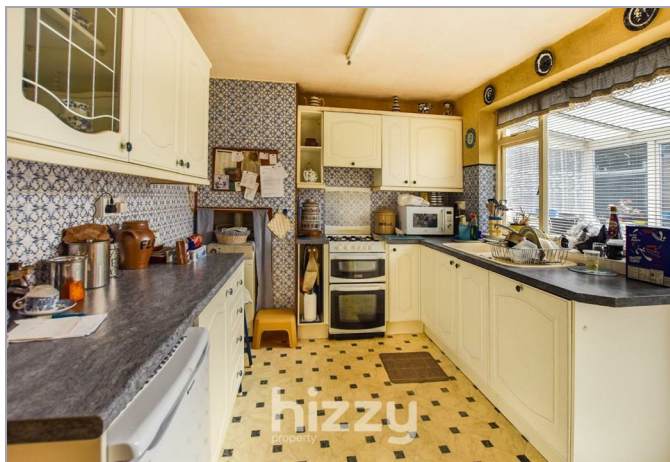


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- Extended Detached Chalet Property
- Requiring Refurbishment Throughout
- First Floor Study
- No Onward Chain

- Generous Sized Plot Approaching 0.2 Acre (STS)
- Detached Double Garage
- Two Reception Rooms
- Potential to Develop to the Side (STPP)
- Three Bedrooms (2 up/1 down)
- Bathroom & WC







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# Floor Plan

Approx. 122.3 sq. metres (1316.3 sq. feet)

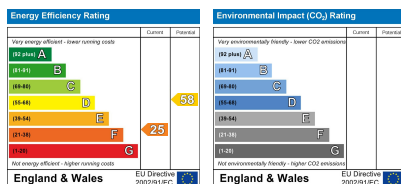


Approx. 50.2 sq. metres (540.7 sq. feet)



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

## EPC



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