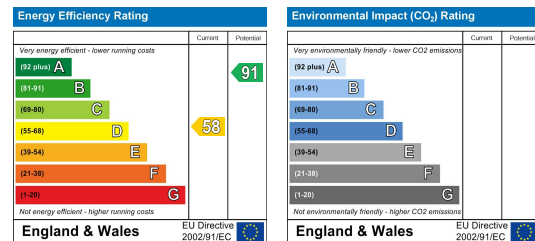




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 12 East Row The Street, Holbrook IP9 £225,000

**2PZ**  
 This Victorian cottage can be found near the end the row, set back from the The Street in Holbrook and offers 2 bedrooms a modern kitchen & bathroom and has plenty of character with a woodburner in the lounge. Presented in good decorative order and enjoys double glazed windows, modern electric heating, a garden with an OFFICE/STUDIO approx 16' x 7'10" with power and light. OFFERED WITH NO ONWARD CHAIN.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## 12 East Row The Street, Holbrook, IP9 2PZ

East Row is within walking distance of a local Co-op, Butchers, Pub and village hall. Holbrook is a quiet rural Suffolk retreat sitting on the Heritage coast offering many countryside walks and easy access to sailing facilities at the nearby Alton Water and Woolverstone Marina. Holbrook is home to the Greenwich Trust's Royal Hospital School, with Ipswich Girls High School in the nearby village of Woolverstone. There is a primary and high school. Ipswich, as well as Fox's Marina in Ipswich is close by as well as Manningtree.

**Double glazed stable style front door to...**

### **ENTRANCE PORCH:**

Tiled floor, though to...

### **LOUNGE: 10'4 x 10 (3.15m x 3.05m)**

Double glazed window to front, feature exposed brick chimney with a woodburner (not tested), wood flooring and through to...

### **INNER HALL:**

Door to bathroom, stairs off, wood flooring and through to...

### **KITCHEN: 11 x 9'4 (3.35m x 2.84m)**

Double glazed door and window to rear. Range of wall and base units, drawers, electric oven and hob, space for appliances and table. Electric radiator.

### **BATHROOM:**

Modern suite with a bath and mixer shower tap, W.C, hand wash basin, part tiled walls and extractor.

### **1st FLOOR:**

Doors off.

### **BEDROOM ONE: 10'6 x 10 (3.20m x 3.05m)**

Double glazed window to front and an electric radiator.

### **BEDROOM TWO: 9'2 x 7'3 (2.79m x 2.21m)**

Double glazed window to rear, airing cupboard housing the water heater and an electric radiator.

### **OUTSIDE:**

To the front in a paved garden with access to the main garden which has a lawn, flower and shrubs, fruit trees, fenced and access to the GREEN HOUSE approx 8'3" x 6'3" and double doors into the OFFICE/STUDIO approx 16' x 7'10" with power and light.

The rear has a courtyard style garden off the kitchen with a pedestrian access to the The Street.

### **IPSWICH OFFICE:**

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

