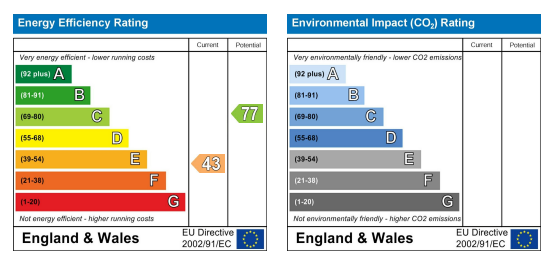


Total Area: 101.3 m² ... 1090 ft²
All measurements are approximate and for display purposes only



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.

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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.

Doggers Old London Road, Copdock, IP8 3JF

An opportunity to acquire this THREE bedroom DETACHED bungalow sitting on approx half an acre plot situated on the Old London Road Copdock. The property would ideally suit a cash buyer looking for a renovation project with the scope to re model and extend (stp). The property is set back from the road and enjoys large westerly facing gardens, ample off road parking and a detached garage.

£385,000



Doggers Old London Road, Copdock, IP8 3JF

The property was rebuilt in 1979 with reinforced foundations due to structural issues. The property has oil central heating and is on mains drainage. Now in need of updating throughout and offered with no onward chain. Old London Road is convenient for the A12 and easy access to Ipswich and Colchester.

HALLWAY:

Radiator, airing cupboard with a hot water cylinder, picture rails, exposed floor boards and a cupboard. Doors off.

LOUNGE/DINER: 21 x 11'8 (6.40m x 3.56m)

Secondary glazed windows to rear and double doors to the south west. A light and airy room with a feature open fire place, exposed floor boards, picture rails and radiators.

KITCHEN: 10'2 x 10'2 (3.10m x 3.10m)

Window to front. Base units, Butler style sink, work tops and space for appliances. Floor standing oil boiler serviced yearly and a radiator. Door to pantry and door to rear lobby with access to outside.

BATHROOM: 11'9 x 5'8 (3.58m x 1.73m)

Window to rear, bath, W.C, hand wash basin, exposed floor boards, part tiled walls and a radiator.

CLOAKROOM:

Window to side, W.C and hand wash basin.

BEDROOM ONE: 12'7 x 12'5 (3.84m x 3.78m)

Secondary glazed window to front, side and window rear, radiator, picture rail, exposed floor boards and built in wardrobe.

BEDROOM TWO: 10'3 x 9'6 (3.12m x 2.90m)

Secondary glazed window to front, radiator, picture rail and built in wardrobe.

BEDROOM THREE: 11'9 x 8'10 (3.58m x 2.69m)

Secondary glazed window to rear, picture rail and a radiator.

OUTSIDE:

The front is accessed via a shingle driveway leading to the rear and the DETACHED GARAGE in need of repair. The property is set back from the road with ample parking, a range of mature trees (five with TPO's), lawn and flower beds.

To the rear the westerly facing gardens are mainly grass with a variety of mature tress (two with TPO's).

Total plot size 300ft x 72ft

IPSWICH OFFICE:

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

