



Ipswich Road, Ipswich,
£330,000

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CHAIN FREE: A great opportunity to stamp your identity onto this established three bedroom semi-detached house, located on this generous plot in the lovely village of Holbrook, situated on the Shotley peninsula, close to the banks of the River Stour.

- **SEMI-DETACHED HOME**
- **GOOD SIZED SITTING/DINING ROOM**
- **KITCHEN WITH PANTRY**
- **3 BEDROOMS**
- **LARGE FRONT AND REAR GARDEN**
- **MULTIPLE OUT HOUSES**
- **AMPLE OFF ROAD PARKING/GARAGE**
- **GREAT VILLAGE LOCATION**
- **EASY ACCESS TO A12/A14**
- **NO ONWARD CHAIN!**

PROPERTY:

Grace Estate Agents are pleased to offer this 3 bedroom Semi-Detached home located in Holbrook with great access onto the A12 and A14. The property needs modernisation and comprises of an entrance hall, sitting/dining room, kitchen, rear lobby, shower room, WC, 3 bedroom, front and rear garden with ample parking and out houses. No onward chain!

LOCATION:

Holbrook is a village situated close to the northern shore of the estuary of the River Stour, in Suffolk, England. It is located on the Shotley Peninsula in Babergh district, around 5 miles south of Ipswich.





GROUND FLOOR:

ENTRANCE HALL:

Stairs to first floor, doors to:

SITTING/DINING ROOM:

17' 4" x 11' 5"

Smooth veiling, window to front and rear elevation. Built in storage cupboards in chimney recess.

KITCHEN:

11' x 8' 3"

Smooth ceiling, window to rear elevation and door to rear lobby. door to pantry, space for fridge/freezer with cupboard above.

REAR LOBBY:

Door to rear garden. Doors to





SHOWER ROOM:

6' 10" x 5' 11"

Smooth ceiling, frosted window to rear elevation. Glazed shower cubicle and pedestal hand basin.

CLOAKROOM:

5' 7" x 3' 1"

Smooth ceiling, frosted window to side elevation. Low level WC.

FIRST FLOOR:

LANDING:

Hatch to attic, Doors to

BEDROOM 1:

14' 2" x 11' 8"

Smooth ceiling, window to side and rear elevation. Built in storage cupboard.

BEDROOM 2:

11' 8" x 12' 3"

Smooth ceiling, window to rear aspect. Built in storage cupboard.

BEDROOM 3:

8' 7" x 8'

Smooth ceiling, window to front elevation.

FRONT GARDEN:

The front garden is mainly laid to lawn with a shingle driveway with ample off road parking and two garages, one with up and over doors and the other with double doors.

REAR GARDEN

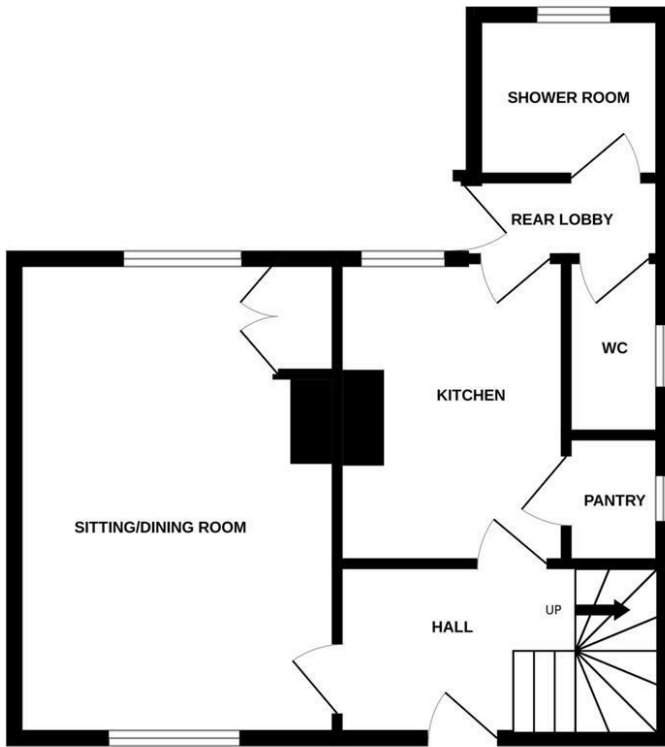
The spacious enclosed rear garden is mainly laid to lawn and benefits from multiple outbuildings.



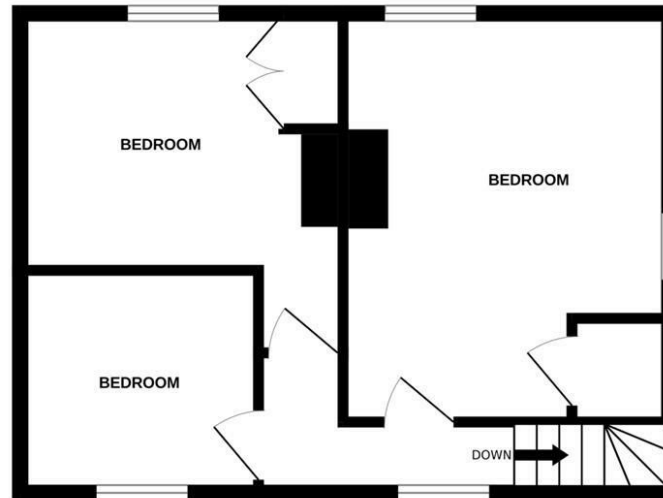




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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