



Parsons Hill, Woodbridge, Suffolk
£270,000



GRACE ESTATE AGENTS are pleased to present this Two Bedroom, Semi Detached House located in the desirable village of Hollesley. Sold with NO ONWARD CHAIN, this is an ideal purchase for First Time Buyers. Situated in a Cul-De-Sac, this property offers peaceful village living, with the benefit of being close to local Towns and other villages.

PROPERTY

This Two Bedroom, Semi-Detached Property offers the perfect opportunity for a First Time Purchase or perfect for a couple wanting to downsize. The property comprises a Large Lounge/Diner, with sliding doors into the spacious Rear Garden. You can also access the Detached Garage from the garden. The fitted Kitchen is situated off the Dining Area, with an integrated Oven and Hob. There is space for an under-the-counter Fridge or Freezer.

Upstairs, there are Two Double Bedrooms and the family Bathroom with WC, Basin and Bath with over-head Shower.

To the front of the property, there is a Driveway enough for one car, and a Single Detached Garage. There is plenty of On-Street Parking available also (not allocated). There is Oli Fired Central Heating throughout the property, as well as Double Glazing.

LOCATION

Hollesley is a small village in Suffolk, located just South-East of Woodbridge and just a short drive from the Coastline. In the village, there are convenient local amenities, within walking distance from the property, such as; Morrisons Daily, The Shepherd & Dog Inn Public House, Hollesley Primary School, Village Hall, Church, Playing Field, Poplar Park Equestrian Centre, Care Home, and a Touring Park, as well as Bus Routes, many Walking Routes and within just a short drive of infamous local attractions like Rendlesham and Tangham Forest, Shingle Street Beech and Bawdsey Quay, which offers frequent Foot-Ferry trips into Felixstowe.

ENTRANCE HALL

UPVC Front Door into carpeted entrance hall and stairs up to the first floor, a door into the Living Room, wall mounted radiator, fuse box





LIVING/DINING ROOM

Carpeted Flooring, Large Bay Window, Sliding Doors into rear Garden, understairs cupboard, door into Kitchen, wall mounted radiator

KITCHEN

Fitted Kitchen with space for under-the-counter appliances, integrated Hob and Oven, wall and base units, Stainless Steel sink, Double Glazed window to rear elevation

STAIRS & LANDING

Carpeted, doors into both bedrooms and bathroom, as well as door into Airing Cupboard with Water Tank

BEDROOM ONE

Carpeted, Double Bedroom, Built-In Wardrobes, Double Glazed Window to front elevation.

BEDROOM TWO

Carpeted, Double Bedroom, Double Glazed Window to rear elevation.

BATHROOM

Vinyl flooring, tiled walls, Double glazed window to rear elevation, WC, Basin with Pedestal, Bath with overhead Shower.



SINGLE GARAGE

Up & Over Door, Access from Front and Rear Gardens

FRONT GARDEN

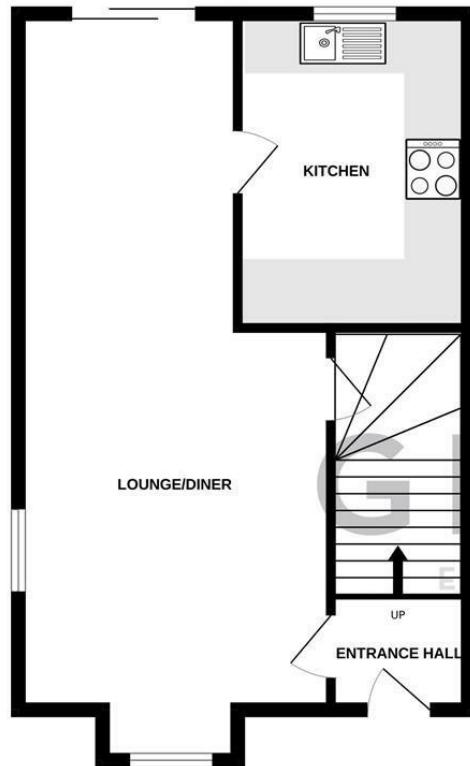
Access into Rear Garden through Wooden Gate, Tarmac Driveway, Stone Area with shrubbery, Meter boxes on front of house

REAR GARDEN

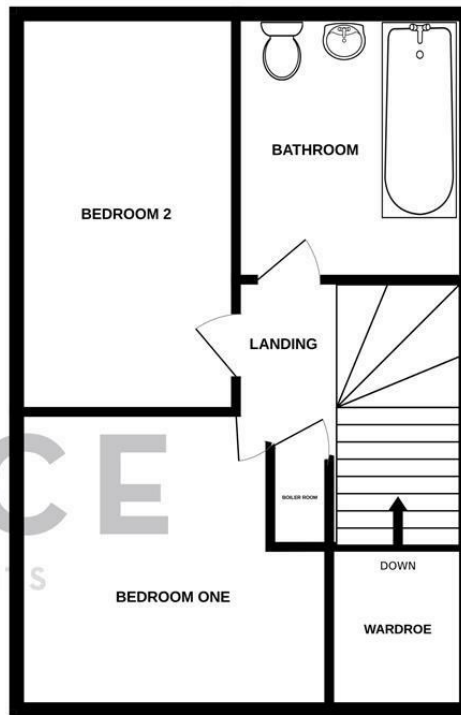
Laid to Lawn and Patio, access into Single Garage and to Front Garden.



GROUND FLOOR



1ST FLOOR

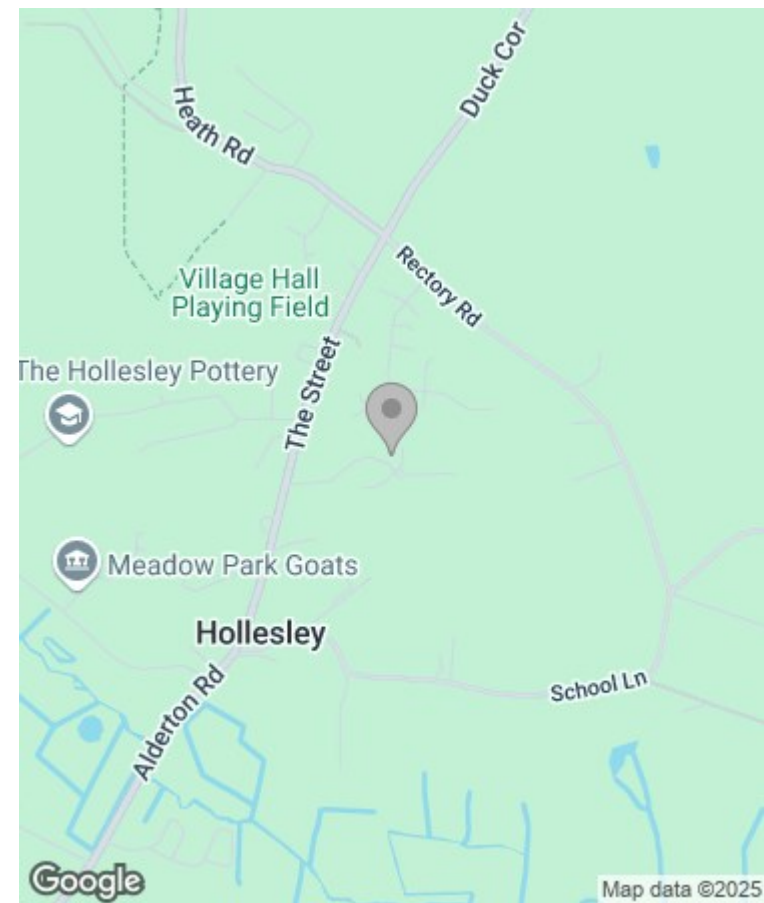


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

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	