



Chamberlain Phillips
PROPERTY AGENTS
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FOR SALE



Reade Road, Holbrook
£260,000 FREEHOLD

Reade Road, Holbrook

Nestled in the heart of the idyllic village of Holbrook, Suffolk, awaits an opportunity brimming with potential. This charming two-bedroom semi-detached bungalow, perfect for a single individual, a couple or those enjoying their golden years, offers the chance to create a home tailored to your own style and comfort.

Although requiring modernisation, this property is a canvas ready for transformation. It benefits from a practical layout starting with an inviting entrance hall that leads to two cosy bedrooms and a bathroom equipped with an electric shower over the bath, ensuring a refreshing start to the day.

The sitting room, filled with natural light, features patio doors that open up to a delightful enclosed rear garden, laid to lawn with greenhouse and two handy sheds for storage. It's a peaceful retreat for those quiet afternoons or a spot of gardening. The kitchen, with its door to the side, awaits your personal touch to become the heart of the home.

The property features a single garage with power and a block-paved driveway, offering ample parking for multiple vehicles, enhancing both convenience and practicality.

Seize the opportunity to put your mark on this gem, situated in a sought-after village location, and turn it into your dream abode.





- SOUGHT AFTER VILLAGE LOCATION
- SEMI DETACHED BUNGALOW
- SINGLE GARAGE & DRIVEWAY PARKING
- MODERNISATION REQUIRED
- ENCLOSED REAR GARDEN
- DOUBLE GLAZED UPVC WINDOWS
- NO ONWARD CHAIN

LOCATION:

Holbrook is a picturesque village in Suffolk, offering a peaceful rural lifestyle with excellent connections to nearby towns. Located near the scenic Shotley Peninsula, it provides beautiful countryside views, access to the River Stour, and a strong sense of community. The village has a friendly atmosphere, with local amenities including shops, pubs, and outdoor spaces for walking and recreation.

Despite its tranquil setting, Holbrook has great transport links. It is a short drive from **Ipswich**, where direct trains to **London Liverpool Street** take around an hour. The **A12** and **A14** roads provide easy access to Colchester, Cambridge, and beyond, while local bus services connect Holbrook to surrounding areas. This makes it an ideal location for those seeking a balance between countryside living and convenient travel.

Agents notes:
Tenure - Freehold / Council tax - Band B
Services - Mains Electric/Water/Drainage
Heating - Night Storage Heaters
Mobile Availability - Vodafone is Limited / o2 is Likely
Broadband Availability - Superfast is available

IP92QL

Change Location

Select your address

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information](#).

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	9 Mbps	0.9 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	--	--	✗

Networks in your area - Opensad

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

IP92QL

Change Location

Select your address

IndoorOutdoor

Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user and may be affected by network outages. More information on the factors that impact signal can be found in our FAQ.

5G coverage is not included in the table view but can be found on the map view.

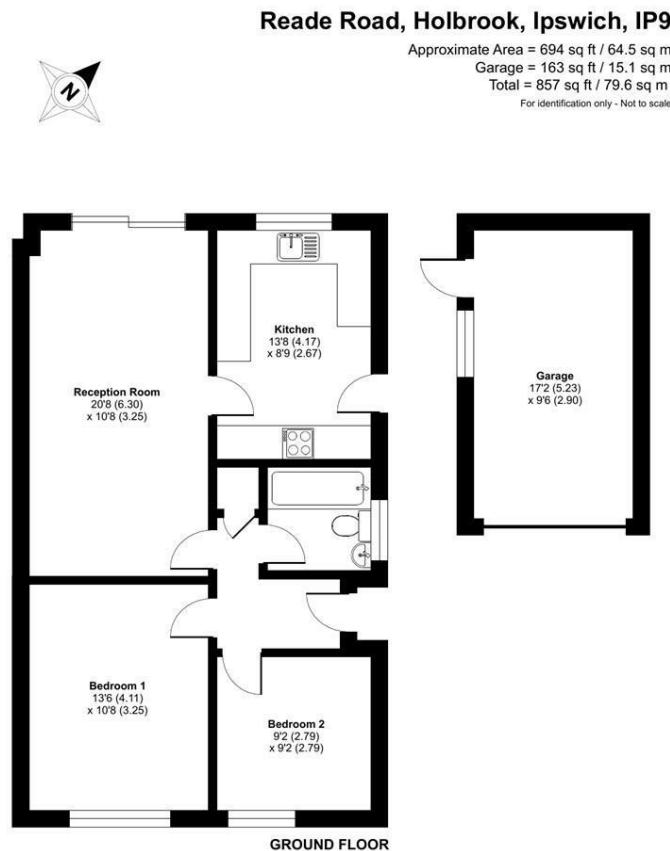
We are exploring ways to improve Ofcom's mobile coverage checker. Please [share your feedback](#) to inform our work in this area.

Data last updated: December 2024, based on the latest data available to Ofcom.

Provider	Voice	Data
EE	None	None
Three	None	None
O2	Likely	Limited
Vodafone	Limited	Limited



Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Chamberlain Phillips. REF: 1257317

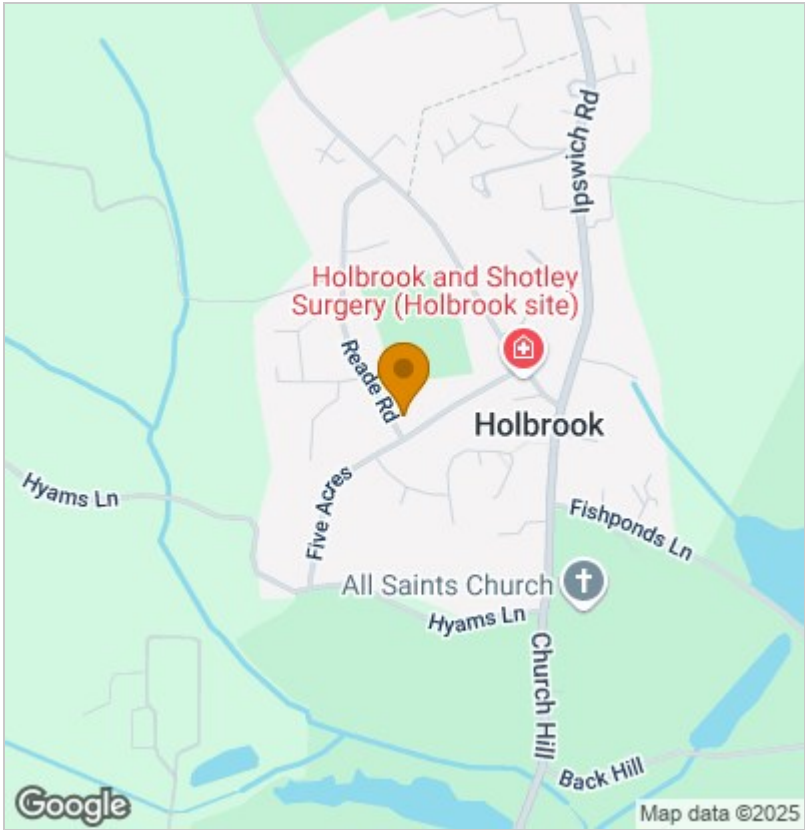
Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

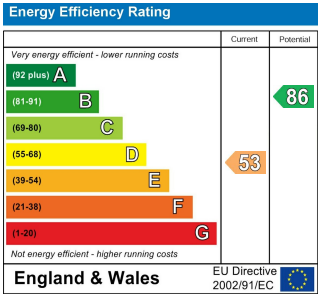
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Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold