

# BUCKS

PROPERTY AGENTS



1 Wattisham Road, Bildeston, Ipswich, IP7 7EG

Offers Over £250,000

- Semi Detached Cottage
- One Reception Room
- Electric Central Heating
- Vacant Possession
- Three Bedrooms
- Downstairs Bathroom and Separate Cloakroom
- Secluded Garden
- No Upward Chain

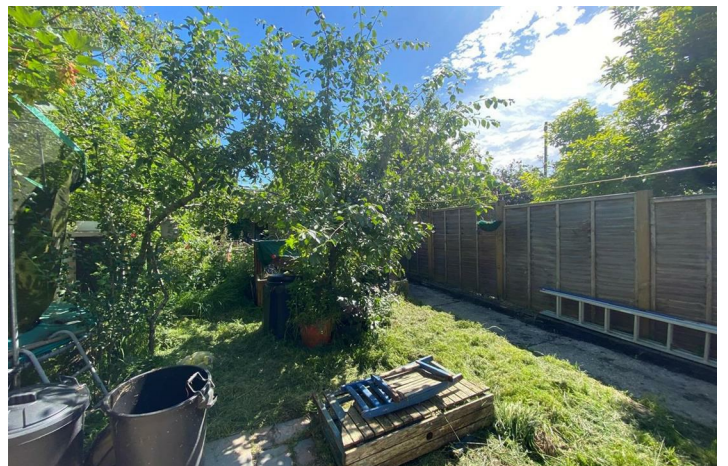
# 1 Wattisham Road, Ipswich IP7 7EG

Bucks Property Agents are delighted to offer for sale this charming SEMI DETACHED COTTAGE located on Wattisham Road in the picturesque village of Bildeston, just a stone's throw away from Ipswich.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. The property boasts THREE BEDROOMS, DOWNSTAIRS BATHROOM & separate CLOAKROOM, RECEPTION ROOM with character fireplace and SECLUDED REAR GARDEN and benefits from VACANT POSSESSION and NO UPWARD CHAIN. Nestled in the heart of Bildeston, you'll enjoy the tranquillity of village life while still being within easy reach of the amenities of Ipswich. From quaint local shops to scenic countryside walks, this location offers the best of both worlds. Don't miss the opportunity to make this delightful cottage yours and would recommend an internal inspection at the earliest opportunity.



Council Tax Band: C



### Hallway:

With window to front, vinyl flooring and shelved airing cupboard that houses the hot water tank.

### Kitchen:

With window to front, range of high and low level units with oak worktops, tiled splashbacks and butler sink. Integrated slimline dishwasher, plumbing for washing machine, space for fridge freezer, electric oven and hob with extractor hood and fan. Built in cupboard, tiled floor and stable door.

### Cloakroom:

With window to front, low level WC, tiled floor and radiator.

### Bathroom:

With window to rear, bath with shower over, pedestal basin, tiled floor and heated towel rail.

### Sitting Room:

With window to front, stairs to first floor, understairs cupboard, feature fireplace with wood burner inset, electric panel heater, TV point and laminate style flooring.

## FIRST FLOOR LANDING.

### Bedroom One:

With window to rear and radiator.

### Bedroom Two:

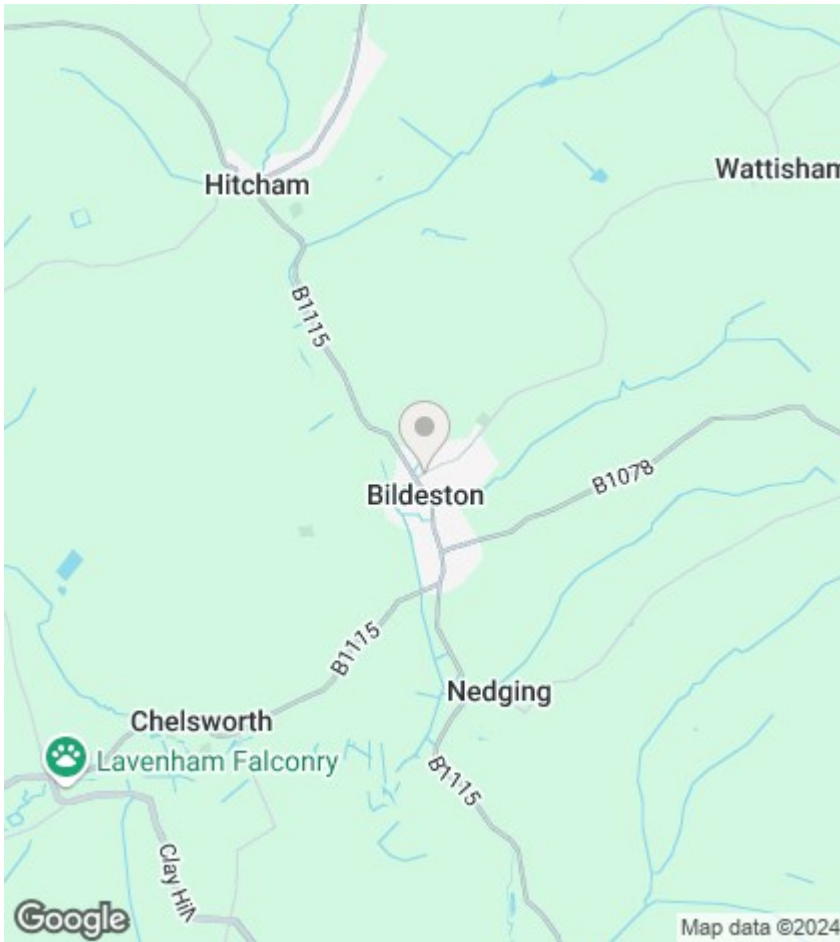
With window to front, built in wardrobe and radiator.

### Bedroom Three:

With window to front, built in storage cupboards and radiator.

### Outside:

To the front of the property is a picket fence and pathway leading to the rear garden. The rear garden comprises of a patio area, lawn, two sheds, summer house, mature shrubs and trees and the garden is surrounded by fencing.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 At the roundabout, take the 1st exit onto Bury St Turn right onto Tavern St/B1115 Continue to follow B1115 Turn left onto Wattisham Rd Destination will be on the left

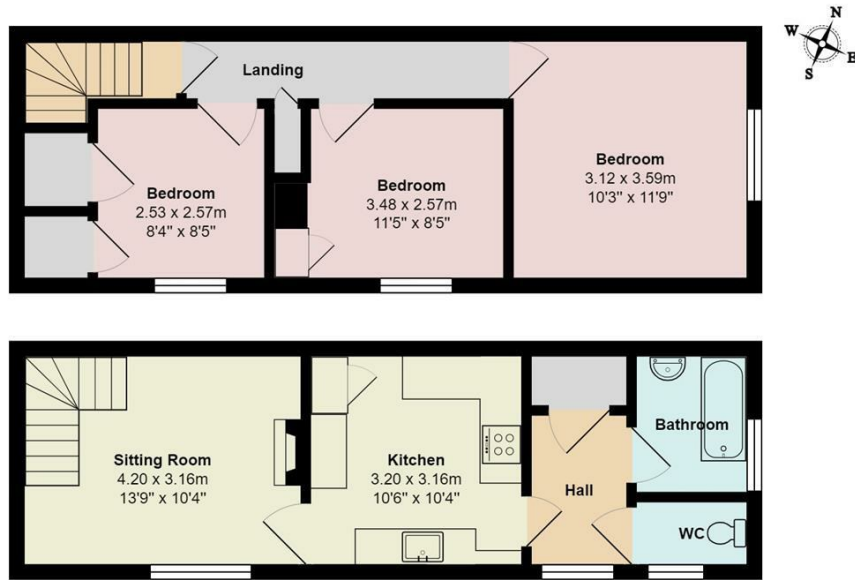
## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			44
(21-38) <b>F</b>	23		
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 74.2 m<sup>2</sup> ... 799 ft<sup>2</sup>

All measurements are approximate and for display purposes only