



# Woodfield

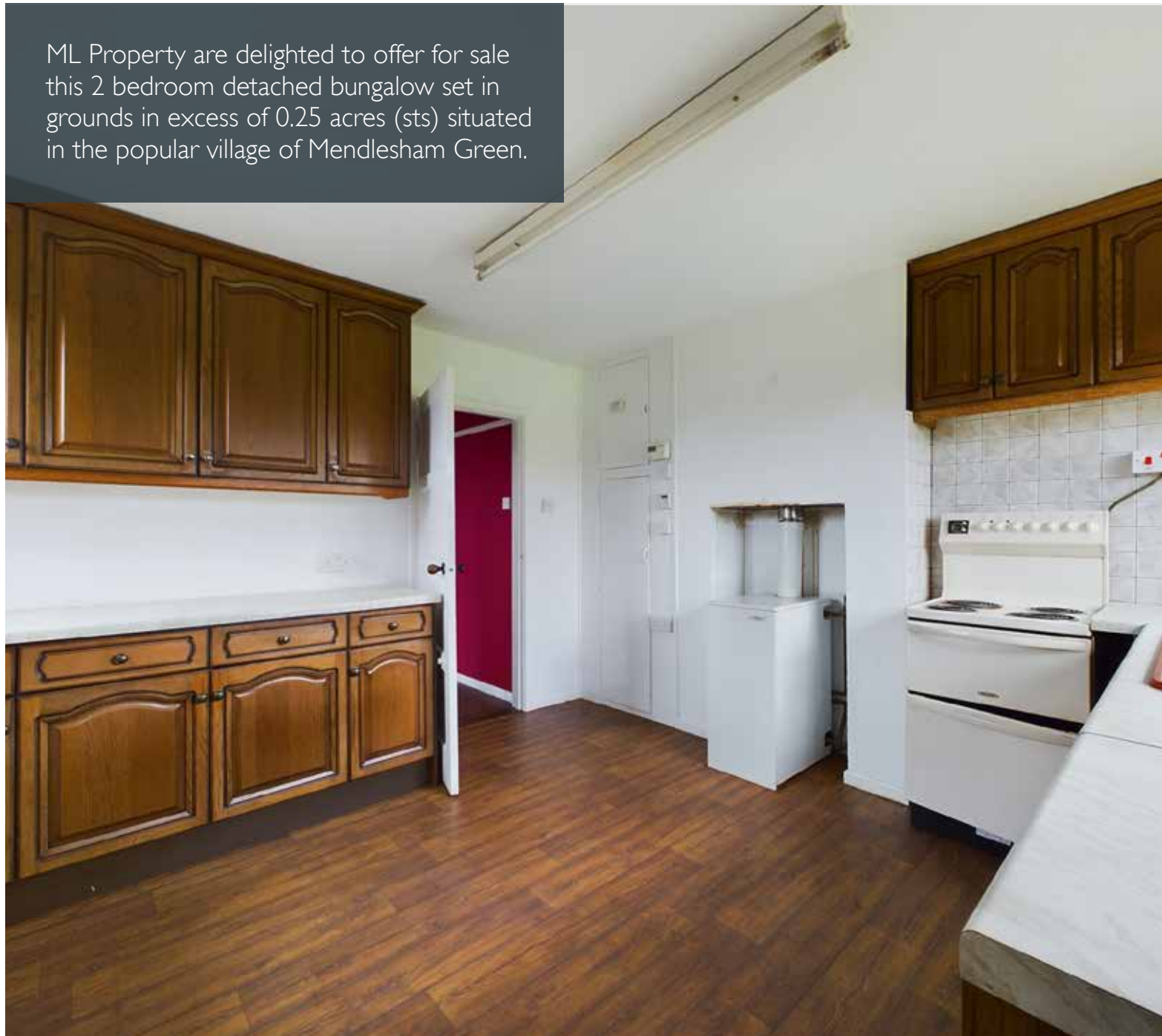
Mendlesham Green, Stowmarket, Suffolk IP14 5RJ

ML Property are delighted to offer for sale this 2 bedroom detached bungalow set in grounds in excess of 0.25 acres (sts) situated in the popular village of Mendlesham Green.

guide price  
**£350,000**

## at a glance...

- 2 Bedroom detached bungalow
- In need of some modernisation
- Occupying a plot in excess of 0.25 acres (majority to the side)
- Single garage and parking
- UPVC Windows and Oil fired central heating
- Offered with No Onward Chain
- Rural position
- Further brick outbuilding
- Scope for extension (stp)





The property which is offered with NO ONWARD CHAIN benefits from UPVC Windows and Oil fired central heating.





## property

The property which does some require some improvements affords the following accommodation - hall, sitting room, kitchen with pantry, side porch with storage cupboard, 2 double bedrooms, WC and bathroom. The property is further enhanced by oil fired central heating and UPVC Windows along with two air conditioning units in the property.

Externally the property occupies a plot of approx 0.25 acres (sts) with the majority of garden to the side of the property and laid to lawn, enclosed by fencing and hedgerow. To the rear of the property is a brick store, garden shed and a single garage with driveway in front leading to ample off road parking to the front of the property.

## location

The property is situated in the small village of Mendlesham Green a short distance from the well served village of Mendlesham. Mendlesham itself is an extremely sought after village lying approximately seven miles north east of Stowmarket (which has a main line railway station link to London Liverpool Street) and has easy access to the A140 trunk road which leads to Norwich (north), Ipswich (south), Felixstowe (east), Cambridge and the Midlands (west) via the A14. The village has a thriving community and is very well served with local amenities including primary and pre-schools, health centre, village store, a public house, fish and chip shop, parish church, community centre and playing field.



## accommodation

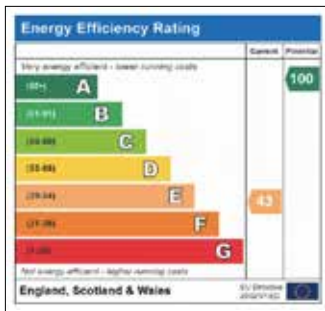
Hall	
Sitting Room	4.57m (15'0) x 3.65m (11'11)
Kitchen	3.47m (11'4) x 3.26m (10'8)
Rear Porch	
Bedroom	3.62m (11'10) x 3.61m (11'9)
Bedroom	3.62m (11'10) x 3.62m (11'10)
WC	
Bathroom	

## services

Mains water; drainage and electricity. Heating is provided by Oil fired central heating serving radiators throughout.

Local Authority Mid Suffolk District Council  
Council Tax Band C.





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 confirming boundaries, parking spaces and rights of way. 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. ALL MEASUREMENTS ARE APPROXIMATE.



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