



28 Church Hill

Wyverstone, Stowmarket, Suffolk IP14 4SG

ML Property are delighted to offer for sale this 3 bedroom semi detached house situated in the village of Wyverstone a short distance from the well served village of Bacton.



price OIEO
£250,000

at a glance...

- 3 Bedroom semi detached house
- Situated in the village of Wyverstone a short distance from Bacton
- In need of updating throughout
- Single garage and parking
- Oil fired central heating
- Offered with No Onward Chain
- Enclosed rear garden and front garden
- Scope for extension (stp)





The property which does require updating is offered with No Onward Chain.





property

The property which as previously mentioned does require some updating throughout offers scope for both improvement and extensions (stp). The accommodation comprises of - hall, two reception rooms and a kitchen.

There is a single story side extension with a utility room, cloakroom and store with a side corridor that leads to the garden adjoining the garage. On the first floor there are 3 bedrooms and a shower room.

Externally the property benefits from off road parking leading to a single garage with a good size front area of grass with pathways to the front door. The rear garden which is fully enclosed is laid to lawn.

location

Wyverstone lies in the picturesque countryside of Mid Suffolk, the village itself has limited amenities, however the neighboring village of Bacton offers a range of amenities including shop with post office facility, public house, village hall, church, primary school and a regular bus service. The popular Finbow's Yard offers a hardware store, furniture shop and several other businesses. There is a convenient access to the A14 trunk road linking to the nearby town of Stowmarket with direct services to London Liverpool Street, Stowmarket, Bury St Edmunds and the other nearby Suffolk towns offer a vast range of recreational and cultural facilities, schooling, independent shops, stores and restaurants.



ground floor

Hallway	
Reception Room	3.02m (9'10) x 3.55m (11'7)
Reception Room	4.43m (14'6) x 3.55m (11'7)
Kitchen	3.40m (11'1) x 2.30m (7'6)
Utility Room	2.57m (8'5) x 3.99m (13'1)
WC	
Store	2.54m (8'4) x 2.31m (7'6)

first floor

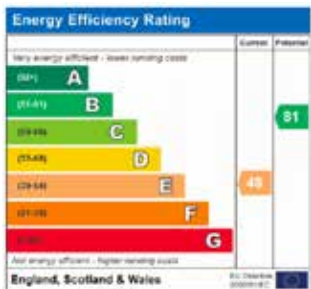
Bedroom 1	4.45m (14'7) x 2.88m (9'5)
Bedroom 2	3.03m (9'11) x 3.58m (11'9)
Bedroom 3	3.39m (11'1) x 2.30m (7'6)
Bathroom	

services

Mains water, drainage and electricity. Central heating is provided by an oil fired boiler serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band B.





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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