



# Erinmoore

The Street, Stonham Aspal, Suffolk IP14 6AQ



ML Property are pleased to offer for sale this 2 bedroom detached bungalow in need of complete modernisation situated in the heart of the popular village of Stonham Aspal. The property which benefits from an integral garage and off road parking is offered for sale with No Onward Chain.

price  
**£285,000**

## at a glance...

- 2 Bedroom detached bungalow
- In need of complete modernisation
- Oil fired central heating
- Off road parking and an integral garage
- Enclosed rear garden
- Offered with No Onward Chain
- Popular village location
- Study, utility room and conservatory







The property which as previously mentioned does require updating throughout is situated in the centre of this popular village. The property which benefits from oil fired central heating affords the following accommodation - hall, kitchen, conservatory, sitting room, utility room, 2 double bedrooms, bathroom and a study.



Externally the property benefits from off road parking to the front leading to the integral single garage. The rear garden is enclosed but at present quite overgrown.





# location

Stonham Aspal is a village positioned just off of the A140 making it an ideal location for commuters. It is conveniently located within easy driving distance of Ipswich which is 12 miles away, Bury St. Edmunds which is 24 miles and it is 34 miles to Norwich. The village benefits from a primary school, village hall, tennis club and is home to the well renowned Stonham Barns which offers a range of shops, business, cafes, a post office, golfing range, owl sanctuary, hairdressers and beauticians. Rail services to London's Liverpool Street Station can be found at the nearby market town of Stowmarket, which is just over 6 miles from the property, and boasts an array of supermarkets including Asda, Tesco, Lidl and Aldi.

## services

Mains water; drainage and electricity. Heating is provided by an oil fired boiler serving radiators throughout.

### Broadband

Ultrafast broadband is available - information from Ofcom.

### Mobile coverage

All services are likely according to Ofcom.

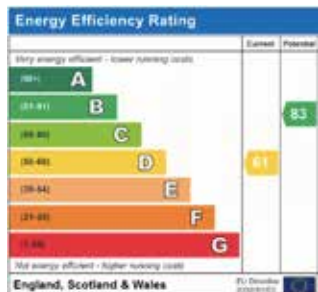
### Floodrisk

Very Low - information from .gov.uk.

### 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.



Material  
Information  
brochure.



## accommodation

Hall	
Study	1.86m (6'10) x 1.44m (4'8)
Kitchen	3.66m (12'0) x 3.49m (11'5)
Conservatory	3.66m (11'11) x 2.39 (7'10)
Sitting Room	3.96m (12'11) x 2.52m (11'6)
Bedroom	3.96m (12'11) x 3.51m (11'6) to rear aspect
Bedroom	2.88m (9'5) x 3.39m (11'1)
Bathroom	2.68m (8'9) x 2.59m (8'6)
Utility Room	2.67m (8'9) x 1.36m (4'5)
Integral Garage	3.03m (9'11) x 5.09m (16'8)



PART OF THE 3 POINT PROPERTY GROUP

ML Property Consultants  
2 Front Street, Mendlesham,  
Stowmarket, Suffolk IP14 5RY

01449 766120  
matt@mlproperty.co.uk

find us...  
**rightmove**



[www.mlproperty.co.uk](http://www.mlproperty.co.uk)

