



8 Holme Close

Hopton, Suffolk IP22 2QL



ML Property are delighted to offer for sale this superbly presented 2 bedroom semi detached bungalow situated within a cul-de-sac in the popular village of Hopton. The property which benefits from OFCH and a pleasant enclosed garden is offered with No Onward Chain.



£239,995



x2



x1



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at a glance

- Superbly presented and much improved
- 2 Bedroom semi detached bungalow
- Situated in a cul-de-sac location
- Oil fired central heating
- UPVC Windows
- Pleasant enclosed rear gardens
- Offered with No Onward Chain
- Popular village location



GIRAFFE360



As previously mentioned the property is superbly presented having been much improved by the current vendor and affords the following accommodation - hall, 2 bedrooms, bathroom, sitting room, kitchen, inner hall and utility room. The property is further enhanced by Oil fired central heating and UPVC Windows and doors.



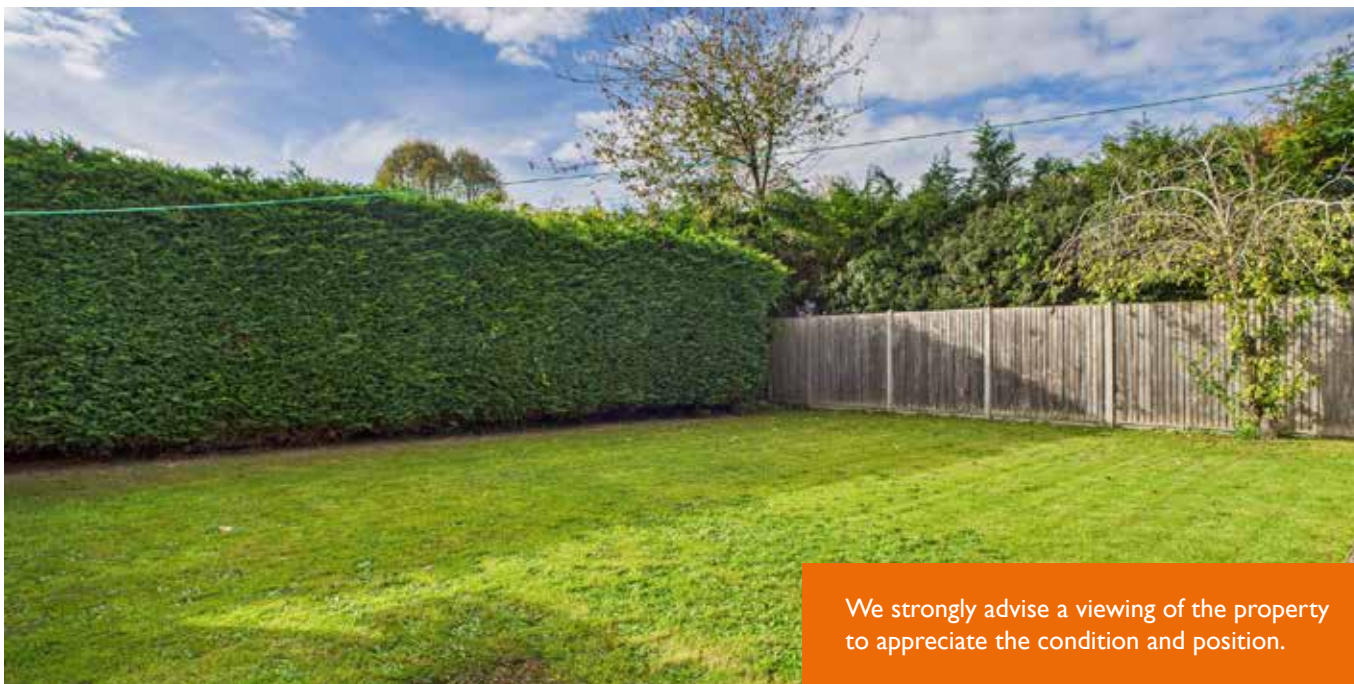


outside

Externally the property benefits from an area of lawn to the front and pathway leading to the enclosed rear garden predominantly laid to lawn with a decking area.

location

The village of Hopton has a good range of day-to-day facilities including a mini market, public houses, church, dentist, plant centre and primary school. With its location, Hopton provides good access to a choice of further education in the state and private sectors in Suffolk and Norfolk. The surrounding countryside is very attractive and offers numerous walks with Knettishall Heath just a short distance away where three of the country's long distance walks meet. Hopton is well placed for a number of larger towns and cities including Bury St Edmunds (12 miles), Diss (10 miles), Norwich (27 miles) and Cambridge (42 miles) with the journey much easier now with the A11 fully dualled and there are train stations at Diss and Thetford with commuting access to London (Liverpool Street and Kings Cross).



We strongly advise a viewing of the property to appreciate the condition and position.

accommodation

Hall	
Bedroom	2.77m (9'1) x 2.61m (8'6)
Bedroom	3.17m (10'4) x 3.53m (11'7)
Bathroom	1.60m (5'3) x 2.33m (7'7)
Sitting Room	3.68m (12'0) x 4.51m (14'9)
Kitchen	3.16m (10'4) x 2.34m (7'8)
Inner Hall	
Utility Room	1.85m (6'0) x 2.20m (7'2)



services

Mains water, drainage and electricity. Central heating is provided from an Oil fired boiler serving radiators.

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

Please see Material Information brochure below.



PART OF THE 3 POINT PROPERTY GROUP

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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