

oakheart



£300,000

Guide Price

Eddowes Road, Ipswich

Offered to the market with NO ONWARD CHAIN, this well-proportioned three-bedroom detached bungalow occupies a generous plot within the sought-after village of Barham, presenting an exceptional opportunity for buyers looking to create their forever home.

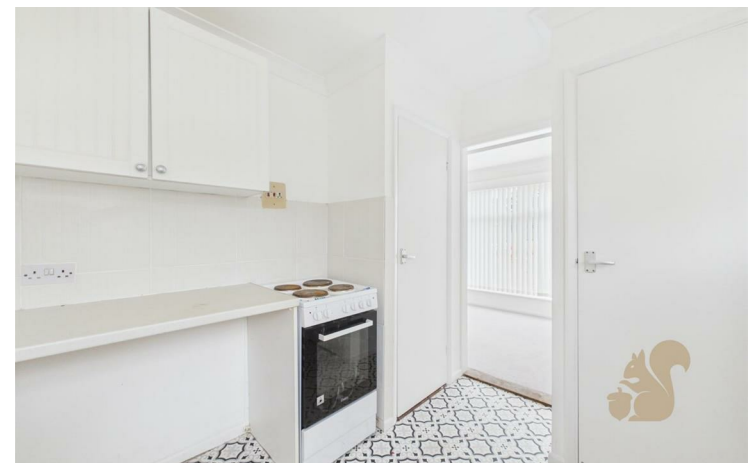
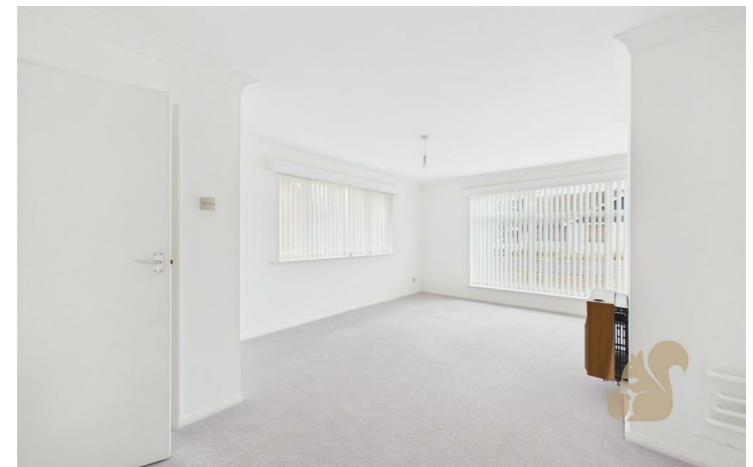
Having been FRESHLY REDECORATED THROUGHOUT with NEW FLOORING, the property offers bright, well-maintained accommodation that is ready to enjoy immediately, whilst providing fantastic scope to modernise and enhance over time.

The spacious layout includes a generous dual-aspect sitting room filled with natural light, a fitted kitchen overlooking the rear garden, three bedrooms all benefiting from FITTED WARDROBES and a family bathroom.

Outside is where this home truly begins to stand out. The substantial rear garden provides endless possibilities for family life, entertaining or keen gardeners, whilst also offering EXCELLENT POTENTIAL TO EXTEND to both the side and rear (subject to the necessary planning permissions).

The driveway provides ample off-road parking and leads to the garage, which benefits from an adjoining STORE ROOM.

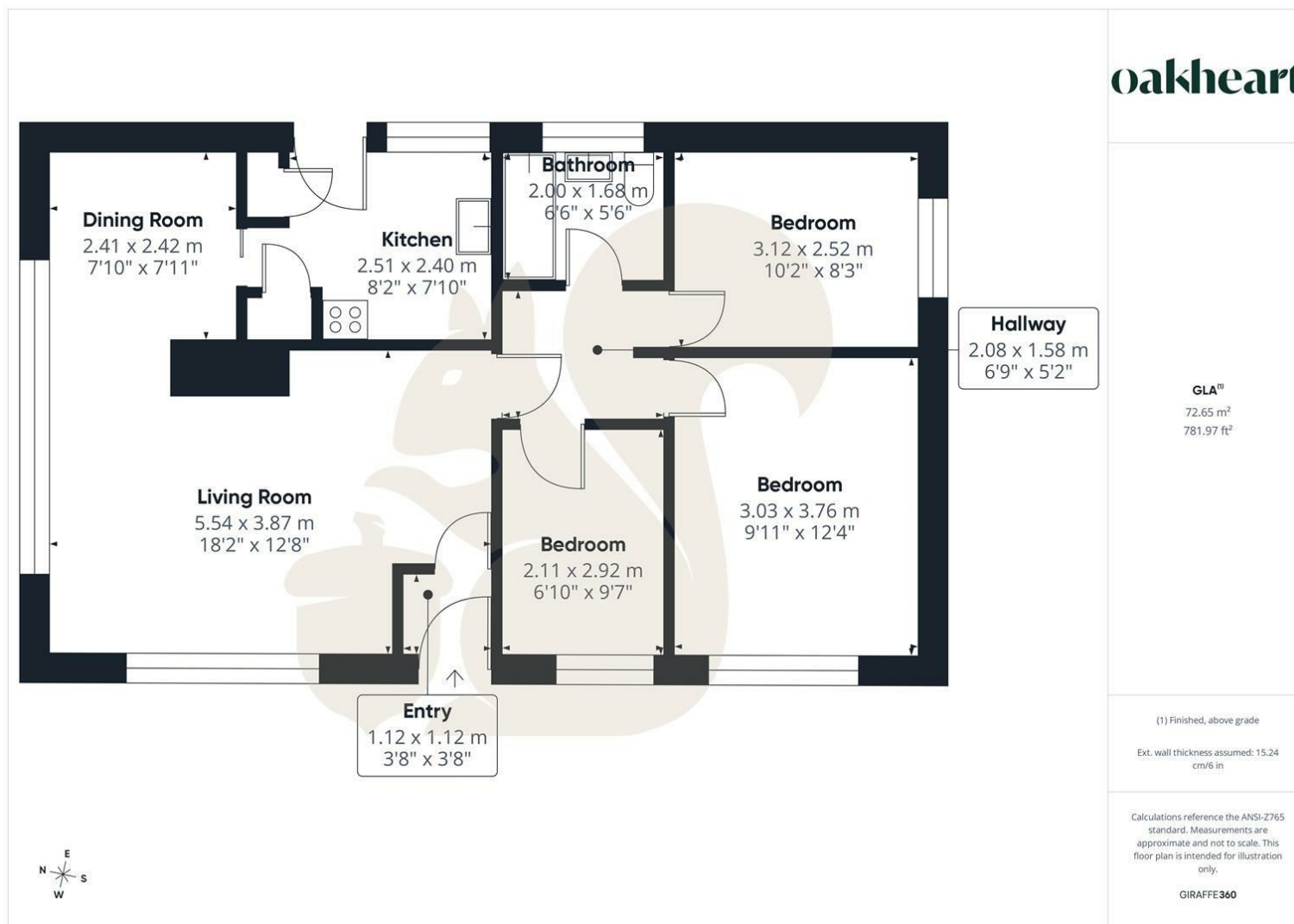
Whilst the property currently benefits from a back boiler heating system, this presents an excellent opportunity for future owners to install a modern heating system alongside any cosmetic improvements, creating a home perfectly tailored to their own taste.











Local Authority:

Tenure:  
Freehold

Council Tax Band:  
D

### 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>                            |           | <b>76</b>                  |
| (55-68) <b>D</b>                            | <b>59</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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