



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. 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.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Wilby Elmham Drive, Nacton, £380,000

Ipswich IP10 0DG

AN EXCELLENT OPPORTUNITY - Situated on a PRIVATE ROAD in a tucked away location just off Felixstowe Road Nacton is this two double bedroom DETACHED BUNGALOW occupying a large plot and now requiring modernisation. This spacious property benefits from double glazed windows, gas central heating (not tested) bathroom, ample off road parking, 32ft WORKSHOP, LARGE SHED, GARAGE, plot size 210ft x 100ft (sts) and offered with no onward chain.



Wilby Elmham Drive, Nacton, Ipswich, IP10 0DG

To the left (east) of the property there is an opportunity to purchase a building plot subject to outline planning permission. The perfect self build 200ft x 50ft (Sts). Call the office for further details.

Elmham Drive is a private road just off Felixstowe Road.

Double glazed door to

ENTRANCE HALL:

Cupboard, radiator, airing cupboard with combi boiler, doors off , loft access.

LOUNGE/DINER: 21'8 x 12'5 (6.60m x 3.78m)

Dual aspect windows with double glazed window to side and patio doors to rear. Radiators and picture rails.

KITCHEN/BREAKFAST ROOM: 12 x 10'6 (3.66m x 3.20m)

Double glazed window to front. Wall and base units, sink and drainer, worktops, drawers, part tiled and a radiator. Double glazed door to side.

BATHROOM:

Double glazed window to front, open shower with glass screen, tiled floor and walls, W.C, hand wash basin and radiator.

BEDROOM ONE: 14 x 11 (4.27m x 3.35m)

Double glazed window to rear, picture rail and radiator.

BEDROOM TWO: 12'5 x 10'4 (3.78m x 3.15m)

Double glazed window to side, fitted wardrobes, radiator and picture rail.

OUTSIDE:

The property has ample parking and gardens to the front with a lawn, established shrubs and trees, a path leads to the front door. A driveway provides off road parking and leads to the garage.

The garden wraps round to the west side of the property with access to the shed, workshop and rear gardens.

The south facing rear garden is mainly laid to lawn with established trees, shrubs and flower beddings. There is a summer house and large aviary cages. PLOT SIZE 210ft x 100ft not measured.

WORKSHOP: 32 x 15'5 (9.75m x 4.70m)

Timbre built with a pitch corrugated roof, power & lights connected.

GARAGE: 19 x 9 (5.79m x 2.74m)

Power connected.

SHED: 19'8 x 11'6 (5.99m x 3.51m)

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

