



Heathlands

, IP28

Price £180,000



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Description

NO ONWARD CHAIN! This contemporary COACH HOUSE would be ideal for FIRST TIME BUYERS, or INVESTMENT to local USAF personnel, and is offered to the market in exceptional condition throughout.

The property includes a newly fitted kitchen which offers a range of wall and base level units, sink unit and drainer, integrated cooker with extractor hood fitted over as well as an integrated washing machine. There is ample space for a fridge freezer and a wall mounted boiler which serves the oil fired central heating system.

The kitchen leads into a dining room with a UPVC glass door overlooking a well maintained rear garden, plus stairs to the first floor landing. It is also worth noting the entire downstairs enjoys tiled floor offering ease of maintenance.

Upstairs you will find a generous sized first floor lounge to the front of the property, and two bedrooms to the rear with views overlooking Aspal Close Nature Reserve. There is a modern family bathroom which comprises W.C, wash hand basin and a bath with shower fitted over whilst the internal accommodation is concluded by an airing cupboard on the landing, housing a hot water cylinder.

The rear garden has recently been returfed and enjoys a small patio area for seating/ entertaining. The rear garden is also home to a sunken oil tank, as well as offering a rear access gate which leads to the parking space located immediately behind the property.

Measurements

Kitchen - 10'3" x 8'11"

Dining Room - 13'11" max x 9'00" max

Lounge - 15'8" x 13'4"

Bedroom - 15'8" max x 11'00" max

Bedroom - 9'1" x 6'10"

Family Bathroom - 6'8" x 6'00"

Agents Note

Council Tax Band - West Suffolk, A.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

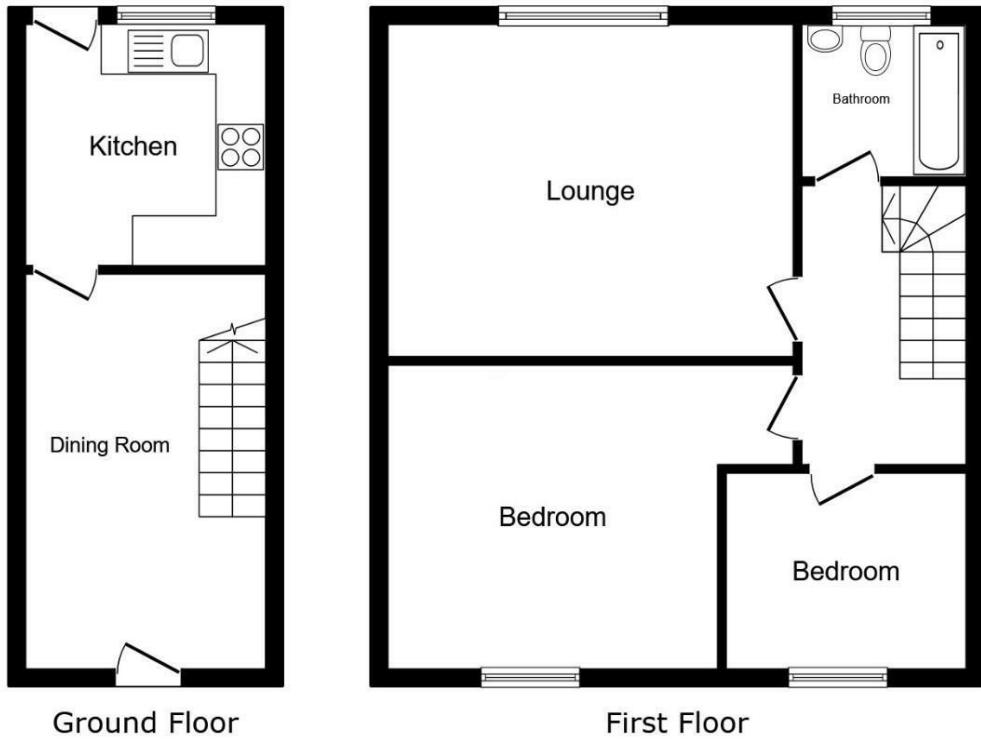
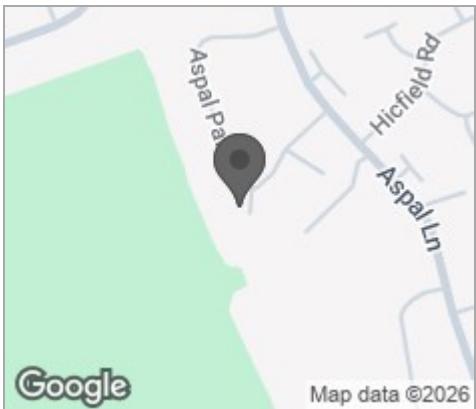
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(61-91)	B		
(60-80)	C		
(55-68)	D		
(29-54)	E	64	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(F2 plus)	A		
(61-91)	B		
(60-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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