

## Broadfields Close, Gislingham, Eye



- TWO BEDROOM SEMI DETACHED BUNGALOW
- SHOWER ROOM
- REAR GARDEN
- OIL FIRED CENTRAL HEATING
- LOUNGE & DINING AREA
- KITCHEN
- GARAGE EN BLOC
- VIEWING HIGHLY RECOMMENDED

# MARKS & MANN



## Broadfields Close, Gislingham, Eye

This TWO bedroom semi-detached property providing Entrance hall, kitchen, lounge/Dining Room, shower room, rear garden, garage En-Bloc, The village has proved to be a desirable location over the years, having a strong and active local community with good amenities by way of having a village shop, public house, excellent schooling, church and village hall.

EARLY VIEWING IS HIGHLY RECOMMENDED!

# MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£225,000**

# Broadfields Close, Gislingham, Eye

## Front

Laid to lawn with path to front door.

## Entrance Hall

Part glazed door, Laminate flooring, Loft access.

## Lounge

4.1m x 4.5m (13' 5" x 14' 9") Laminate flooring, Feature fireplace, Coving, Radiator, Archway to dining area.

## Dining Area

2.1m x 4.7m (6' 11" x 15' 5") Double glazed window and patio door to rear, Coving, Radiator.

## Kitchen

2.4m x 3.7m (7' 10" x 12' 2") Double glazed window to front, 1 1/2 sink with drainer and mixer tap, Laminate worktop, Range of eye level units and base units with cupboards and drawers, Space for electric cooker, Space for fridge, Plumbing for washing machine, Part tiled, Coving, Radiator.

## Bedroom One

3.7m x 4.1m (12' 2" x 13' 5") Double glazed window to rear, Laminate flooring, Radiator.

## Bedroom Two

2.7m x 3.7m (8' 10" x 12' 2") Double glazed window to front, Laminate flooring, Radiator.

## Shower Room

Double glazed window to front, Low level W.C. Pedestal hand wash basin, Walk in shower, Tiled walls, Radiator.

## Rear Garden

Mostly laid to lawn with shrubs and trees, Patio area, Stoned area, Side gate, Outside lighting.

## Garage

Garage is En-Bloc up and over door.

## Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## Council tax band

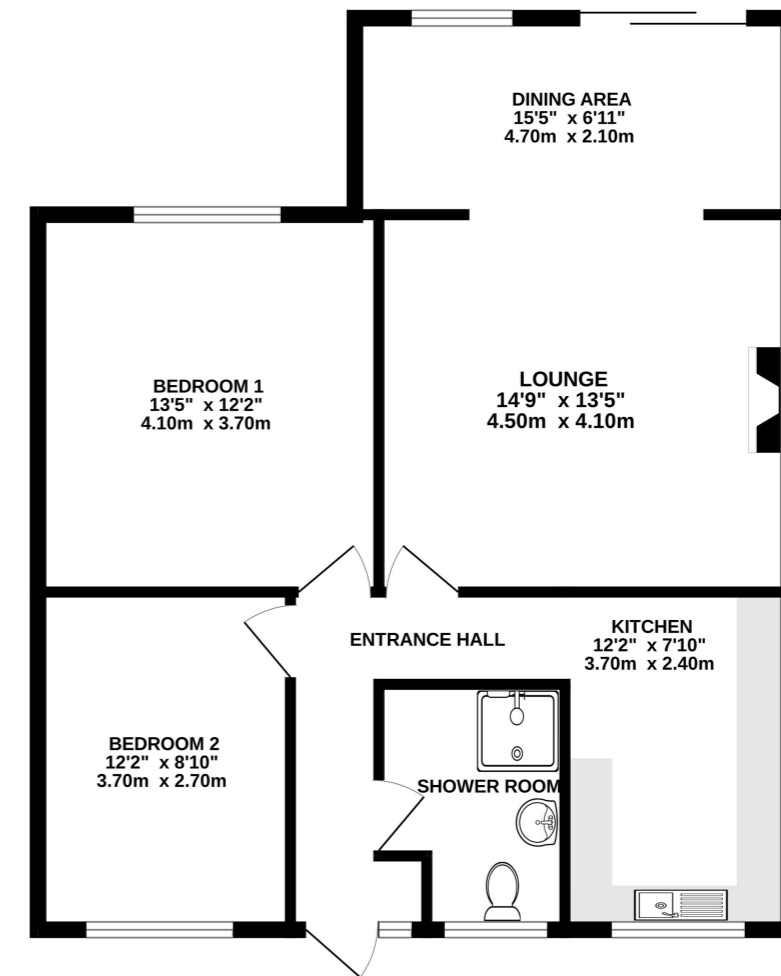
At the time of instruction the council tax band for this property is band B.

## Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

# Broadfields Close, Gislingham, Eye

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

The above floor plans are not to scale and are shown for indication purposes only.

