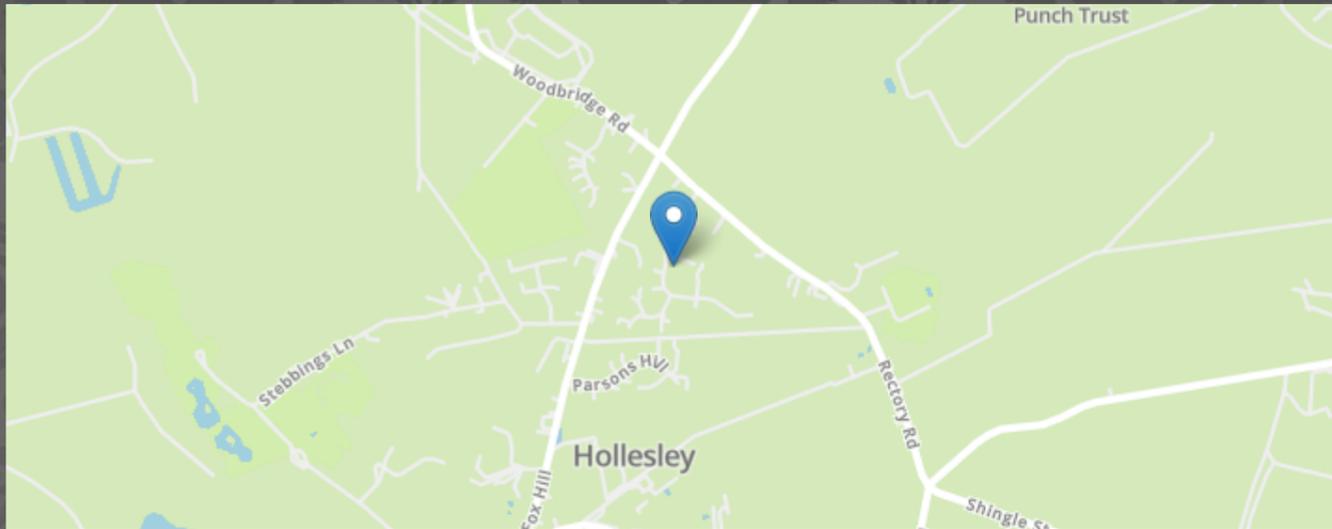


Mallard Way, Hollesley, Woodbridge



- *** NO ONWARD CHAIN ***
- KITCHEN/BREAKFAST ROOM
- PRIVATE REAR GARDEN
- CLOSE TO THE SUFFOLK HERITAGE COAST

- SEMI-DETACHED TWO BEDROOM HOME
- SITTING ROOM AND CONSERVATORY
- GARAGE AND OFF ROAD PARKING

MARKS & MANN



Mallard Way, Hollesley, Woodbridge

Offered for sale with NO ONWARD CHAIN is this SEMI-DETACHED TWO BEDROOM HOME WITH PRIVATE GARDEN, GARAGE and OFF ROAD PARKING. Accommodation comprises entrance porch, sitting room, KITCHEN/BREAKFAST ROOM and CONSERVATORY downstairs, with two bedrooms and a family bathroom upstairs. An early viewing is advised to avoid disappointment.

MARKS & MANN

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Website www.marksandmann.co.uk

£270,000

Mallard Way, Hollesley, Woodbridge

Entrance porch

Space for coats and shoes, with door to:

Sitting room

5.20m x 3.90m (17' 1" x 12' 10")

Window to front, stairs to first floor with space under, door to:

Kitchen/breakfast room

3.90m x 2.80m (12' 10" x 9' 2")

Window and door to rear leading to the conservatory, built-in storage cupboard and space for a breakfast table. Range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, space for a fridge/freezer and space and plumbing for a washing machine.

Conservatory

3.90m x 3.00m (12' 10" x 9' 10")

Windows to all sides and French doors to side, overlooking and leading to the garden.

First floor landing

Doors to both bedrooms and the family bathroom.

Bedroom one

3.90m x 2.91m (12' 10" x 9' 7")

Window to rear, overlooking the garden.

Bedroom two

3.90m x 2.70m (12' 10" x 8' 10")

Window to front, built-in storage cupboard, access to loft.

Family bathroom

Panel enclosed bath, hand wash basin and WC.

Outside

The front of the property has a small garden laid to grass with plants and shrubs, as well as decorative stones, with a path leading to the front door. To the side, a driveway provides off road parking leading to the garage, with up and over door, window and personnel door to the garden, and power and light connected.

The rear garden has been laid to low maintenance patio, ideal for alfresco dining, with plants and shrub borders, enclosed by wooden fencing. A personnel door gives access to the garage.

Important information

Tenure - Freehold.

Services - we understand that mains electricity, water and drainage are connected to the property.

Council tax band B.

EPC rating D.

Our ref: SM/elr.

Directions

Using a SatNav, please use IP12 3QJ as the point of destination.



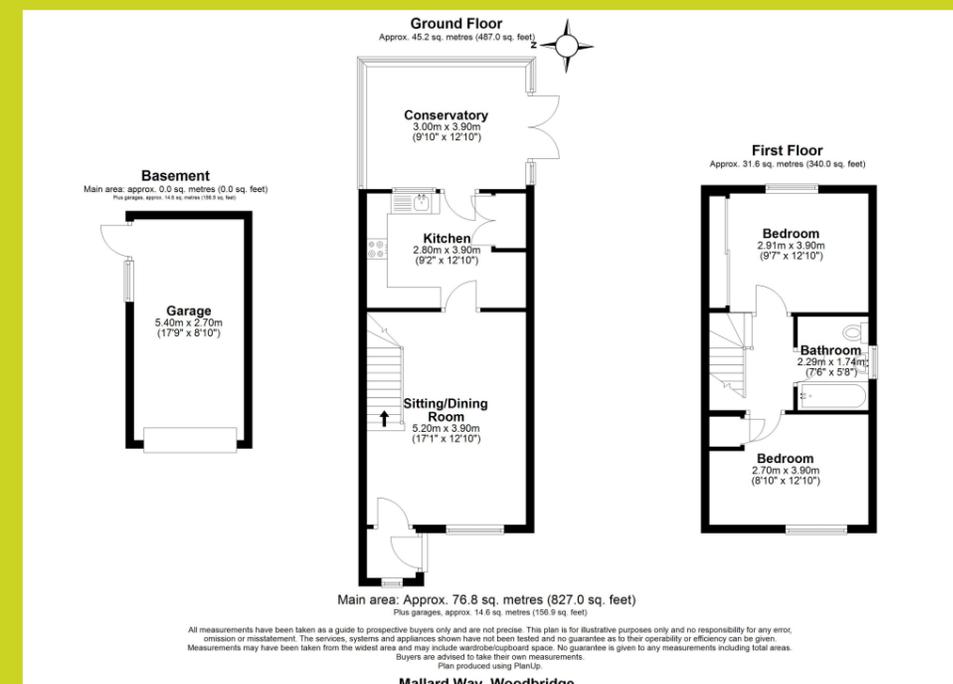
Mallard Way, Hollesley, Woodbridge

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.

Anti-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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	