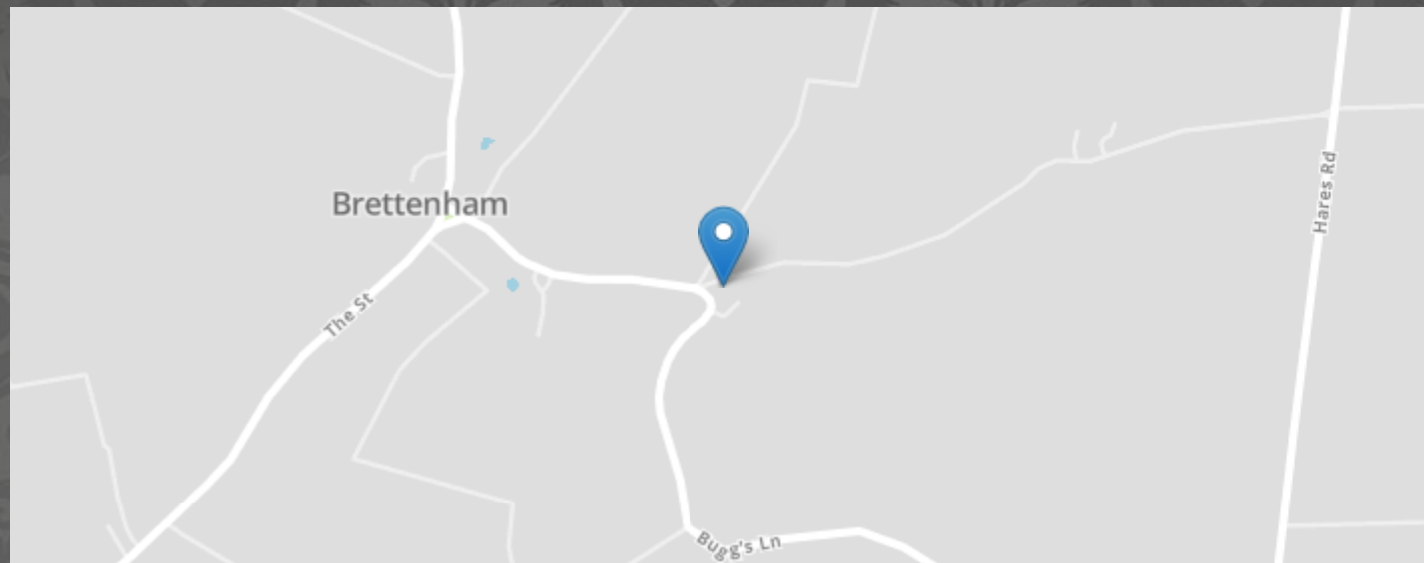


## Old School Corner, Brettenham, Ipswich



- POTENTIAL TO EXTEND (STP)
- RURAL LOCATION
- GARAGE
- VENDOR HAS FOUND ONWARD
- INVESTMENT OPPORTUNITY
- FRONT AND SIDE GARDEN
- TWO DOUBLE BEDROOMS
- VILLAGE SHOP

# MARKS & MANN

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# MARKS & MANN



## Old School Corner, Brettenham, Ipswich

\*\*\*VENDOR HAS FOUND ONWARD\*\*\*

Welcoming to the market this TWO BEDROOM SEMI-DETACHED cottage situated in the rural village location of Brettenham. The property has a generous laid to lawn side garden which could be landscaped or converted into a driveway, garage to the rear, a laid to lawn front garden with fencing and a small shingle area to the rear. This cottage offers a downstairs bathroom, open plan kitchen/diner, reception area and two double bedrooms. This is a great INVESTMENT OPPORTUNITY and will need updating throughout.

**£170,000 Offers in Excess of**



# Old School Corner, Brettenham, Ipswich

## Reception

A good size reception area with double glazed window overlooking the front of the property, access to the front and the side of the property. The room is currently being used as a downstairs bedroom but can be easily changed back once the furniture is removed. There is fitted carpet and neutral décor. Radiator.

## Kitchen/Diner

Open plan kitchen/diner with tile effect vinyl flooring and neutral décor. The kitchen features low mounted units for storage, integrated oven, electric hob top with overhead extractor fan, stainless steel sink and space for freestanding white goods including plumbing for washing machine. Double glazed window overlooking the side garden. Floor and overhead units feature within the dining area side providing ample storage. Access to the staircase and first floor.

## Bathroom

A three piece suite to include bath, WC and wash basin. Neutral décor with partly tiled walls, fitted carpet flooring and double glazed frosted window to the side aspect. Wall mounted storage unit with mirrors.

## Main Bedroom

Spacious double bedroom with fitted carpet and neutral décor. Double glazed window to front aspect with countryside views. Radiator.

## Second Bedroom

Double bedroom with fitted carpet. Neutral décor, double glazed window to rear aspect and radiator.

## Outside

Front;  
Laid to lawn area with picket fence, entrance to the front of the property.  
Side;  
Laid to lawn area, providing plenty of space to be landscaped. The current vendor is using the area as a driveway, there is a garage to the rear.  
Rear;  
Small area with shingle and concrete for bin storage.

## Important information

Tenure – Freehold.  
Services – We understand that oil, electricity and water are connected to the property. There is a shared septic tank.  
Council tax band - B  
EPC rating - E

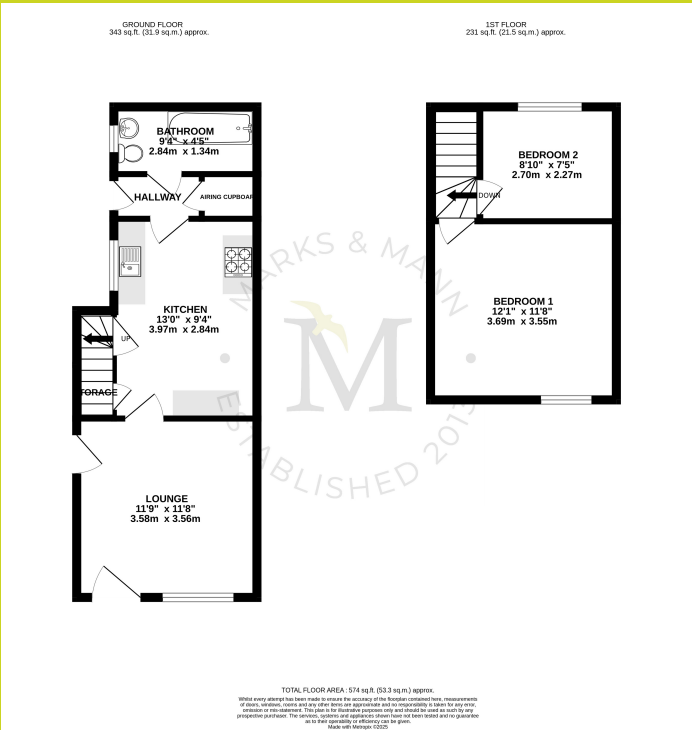
## Disclaimer

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.

## 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.

# Old School Corner, Brettenham, Ipswich



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

