

- *** NO ONWARD CHAIN ***
- DELIGHTFUL THREE BEDROOM COTTAGE
- CLOSE TO MARKET TOWN OF WOODBRIDGE WITH THE RIVER DEBEN
- SEPARATE SITTING ROOM
- GARDEN WITH PATIO AREA, IDEAL FOR OUTDOOR ENTERTAINING

- FANTASTIC COUNTRYSIDE VIEWS
- POPULAR GREAT BEALINGS VILLAGE
- KITCHEN/DINING ROOM
- UPSTAIRS BATHROOM
- OFF ROAD PARKING

MARKS & MANN



Lower Street, Great Bealings, Woodbridge

*** NO ONWARD CHAIN ***

Delightful THREE BEDROOM MID-TERRACE COTTAGE in popular GREAT BEALINGS with GARDEN, COUNTRYSIDE VIEWS and PARKING. Accommodation comprises entrance porch, sitting room and kitchen/dining room, with two bedrooms and family bathroom on the first floor and a further bedroom on the second floor. An internal viewing is highly advised to appreciate the BEAUTIFUL ACCOMMODATION on offer with STUNNING RURAL VIEWS.

MARKS & MANN

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£300,000

Lower Street, Great Bealings, Woodbridge

Entrance porch

Window to front & side, space for coats and shoes and door to:

Sitting room

3.60m x 4.90m (11' 10" x 16' 1") Bay window to front, stairs to first floor with space under, open fireplace and door to:

Kitchen/dining room

2.50m x 4.01m (8' 2" x 13' 2") Window and door to rear, overlooking and leading to the rear courtyard style garden. Range of matching base and eye level units with worktops over, sink, built-under double oven with hob and extractor over, integrated fridge/freezer and dishwasher, space and plumbing for a washing machine, along with space for a family dining table.

First floor landing

Stairs to second floor and doors to bedrooms two and three and the family bathroom.

Bedroom two

2.50m x 2.11m (8' 2" x 6' 11") Window to rear.

Bedroom three

3.60m x 2.00m (11' 10" x 6' 7") Window to front, overlooking the front garden and countryside views beyond.

Family bathroom

2.50m x 1.80m (8' 2" x 5' 11") Window to rear, panel enclosed bath with shower attachment, hand wash basin, WC and heated towel radiator.

Second floor

Stairs to:

Bedroom one

3.77m x 4.01m (12' 4" x 13' 2") Window to front and velux window to rear, double fitted wardrobe.

Outside

The front of the property has a gravel driveway, providing off road parking, with a pretty picket fence and gate with path leading to the front entrance porch and patio area, providing a beautiful place to sit and enjoy. There is a garden shed which we understand is to remain.

The rear courtyard style garden has been laid to patio, with a further shed which is also to remain.

Important information

Tenure - Freehold.

Services - we understand that mains electricity and water are connected to the property. Gas central heating by bottle, with drainage via a cess pit.

Council tax band B.

EPC rating E.

Our ref: SM/elr.

Location

The property is located in Great Bealings, a desirable, rural village with a real sense of community, offering fantastic rural living, with schools, shops and amenities being easily accessible in nearby Little Bealings and Woodbridge. The Old Post Office is situated opposite a wildlife meadow which we have been advised will never be built on.

The popular market town of Woodbridge sits along the River Deben, with superb sailing and rowing facilities as well as excellent schooling in both the state and public sectors. Woodbridge itself has an array of local and national shops, boutiques, restaurants and bars.

For the commuter, the A12/A14 are both within easy reach, Woodbridge has a train station with a link to Ipswich, Suffolk's county town, where there is a mainline train station, with a direct link to London Liverpool Street.

Directions

Using a SatNav, please use IP13 6NH as the point of destination.

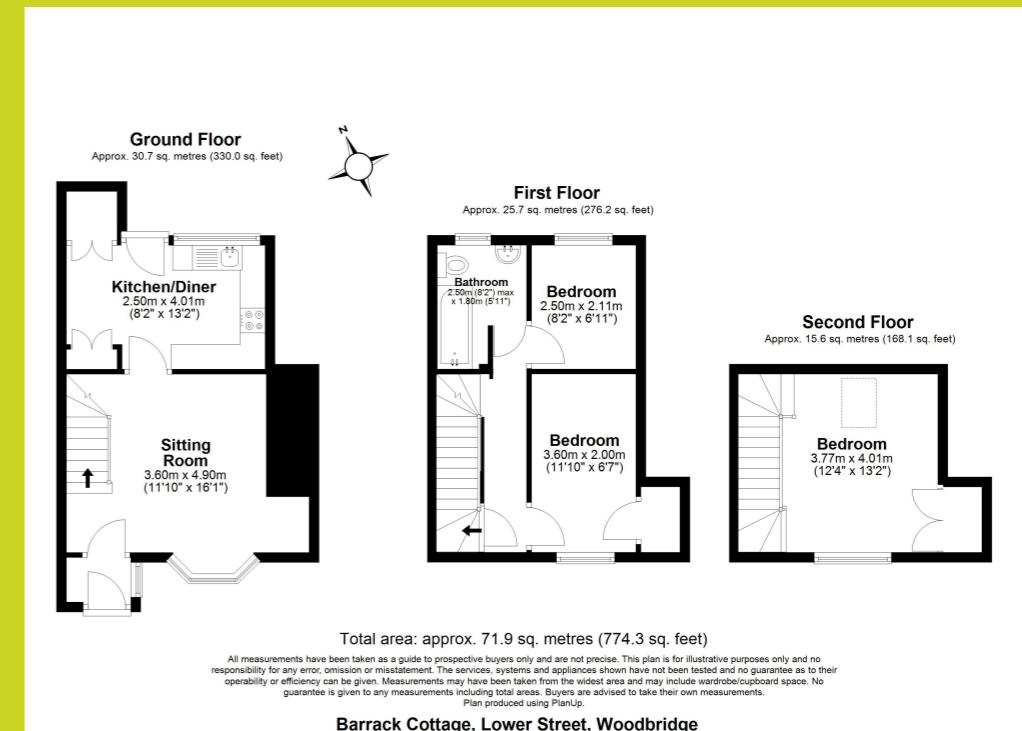
Lower Street, Great Bealings, Woodbridge

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 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
Very energy efficient - lower running costs (92+)	A
(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, Scotland & Wales	
EU Directive 2002/91/EC	