



Palmer & Partners



Redwald Road, Rendlesham, Suffolk,
IP12 2TF
Guide Price £130,000 to £140,000

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- No Onward Chain
- Field Views from Kitchen & Sitting Room
- Spacious First Floor Maisonette
- Two Double Bedrooms
- One Allocated Parking Space
- Requires Updating/Modernising Throughout
- Ideal First Time/Investment Purchase
- Double-Glazing & Electric Heating

This exceptionally spacious two-bedroom first floor maisonette, situated in the popular village of Rendlesham, is being sold with no onward chain and would make an ideal first time/investment purchase. The maisonette does require updating/modernising throughout, offers field views from the kitchen and sitting room, and comes with an allocated parking space, double-glazing, and electric heating. The accommodation

comprises entrance hall, kitchen/breakfast room, spacious sitting room, two double bedrooms, and a bathroom.

Lease information:-

Lease length - 999 years from 1st January 1983

Ground rent - peppercorn, so nothing to pay

Maintenance charge - £320 every 6 months



The popular village of Rendlesham is approximately six miles out of the market town of Woodbridge and built around the former RAF Bentwaters. Village amenities include community centre, doctor's surgery, dentist, supermarket with Post Office, vets, hairdressers, fish & chip shop, bar, as well as taxi companies and a range of businesses on Bentwaters Park and Rendlesham Mews. The village also has a primary school,

children's nursery, care home and two churches and there are two buses that run through the village. Rendlesham Forest is a haven for walkers and cyclists with the Arts & Cultural centre of Snape Maltings within striking distance.



Entrance: There is an external staircase rising to the first-floor maisonette which has its own double-glazed front door.

Hallway: The hallway provides ample storage with a large walk-in cupboard and further cupboard with shelving, there is coconut matting, an electric storage heater, and doors all rooms.

Kitchen/Breakfast Room: 15'9" x 11'10" (4.8m x 3.6m) Fitted with an extensive range of eye and base units with drawers, roll edge work surfaces, one and a

half bowl sink and drainer, and tiled splashbacks. Integrated appliances include an Electrolux oven & grill with a ceramic hob and extractor hood above and there is space for further appliances. The kitchen has access to the loft, space for a breakfast table and chairs, double-glazed window to the rear aspect offering field views, double-glazed window to the side aspect, and glazed panel door through to:

Sitting Room: 19'8" x 11'10" (6m x 3.6m) Double-glazed window to

the rear aspect with field views and an electric storage heater.

Bedroom: 11'10" x 9'6" (3.6m x 2.9m) Double-glazed window to the front aspect, wall-mounted electric heater, and a fitted wardrobe with hanging rail and shelving behind folding doors.

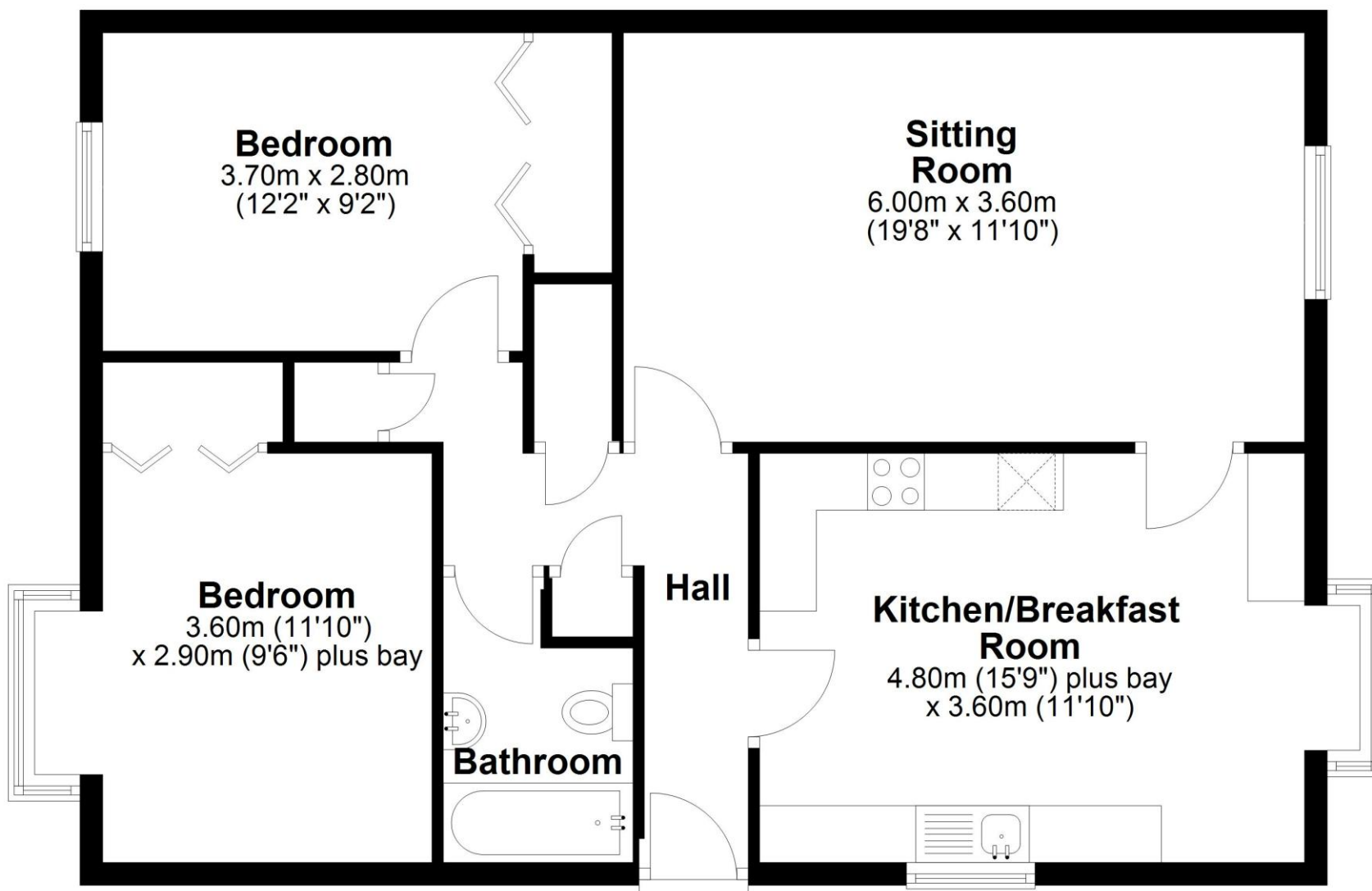
Bedroom: 12'2" x 9'2" (3.7m x 2.8m) Double-glazed window to the front aspect, wall-mounted electric heater, and a fitted wardrobe with hanging rail and shelving behind two sets of folding doors.

Bathroom: A three-piece suite comprising a tiled bath with Mira shower over, low-level WC and vanity hand wash basin with storage beneath, along with a heated towel rail, half-height tiled walls, and an extractor fan.

Parking: The maisonette comes with one allocated parking space.

Ground Floor

Approx. 78.0 sq. metres (839.8 sq. feet)



Total area: approx. 78.0 sq. metres (839.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: A



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