







Highfield, High Road, Witnesham, Ipswich, Suffolk, IP6 9EX  Offers In Excess Of £260,000 Freehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

# Highfield, High Road, Witnesham, Ipswich, Suffolk, IP6 9EX

## SUMMARY



NO ONWARD CHAIN - We are delighted to offer for sale this Quaint nineteenth century detached cottage located on the outskirts of Witnesham village, just a short walk from The Moon & Mushroom public house and restaurant, with the Fynn Valley golf club and Otley college nearby. The cottage comprises: spacious entrance, two reception rooms, kitchen, wet room, stairs to first floor leading to 3 double bedrooms and cloakroom. Outside, off road parking to front, driveway leading to rear garden with patio area and predominately laid to lawn, timber workshop with power & light, backing onto agricultural fields. CALL TODAY TO BOOK YOUR APPOINTMENT.

## ENTRANCE HALL

Concrete floor with door to sitting room.



## SITTING ROOM

11' 9" x 11' 3" (3.58m x 3.43m) New engineered hardwood oak flooring, modern electric storage heater, hardwood window to front aspect, stairs to first floor, door to kitchen.

## KITCHEN/BREAKFAST ROOM

22' 8" x 8' (6.91m x 2.44m) Comprising matching eye level and base units with roll edge worktops, stainless steel sink & drainer, breakfast bar, worktop with space for under counter fridge and freezer, plumbing for washing machine, vinyl floor, hardwood window & door to rear aspect, further hardwood window to rear & side aspects, door to wet room.

## WET ROOM

7' 5" x 6' 4" (2.26m x 1.93m) Non slip flooring, low level WC, wash hand basin and electric shower, hardwood window to rear aspect, floor to ceiling tiled walls.

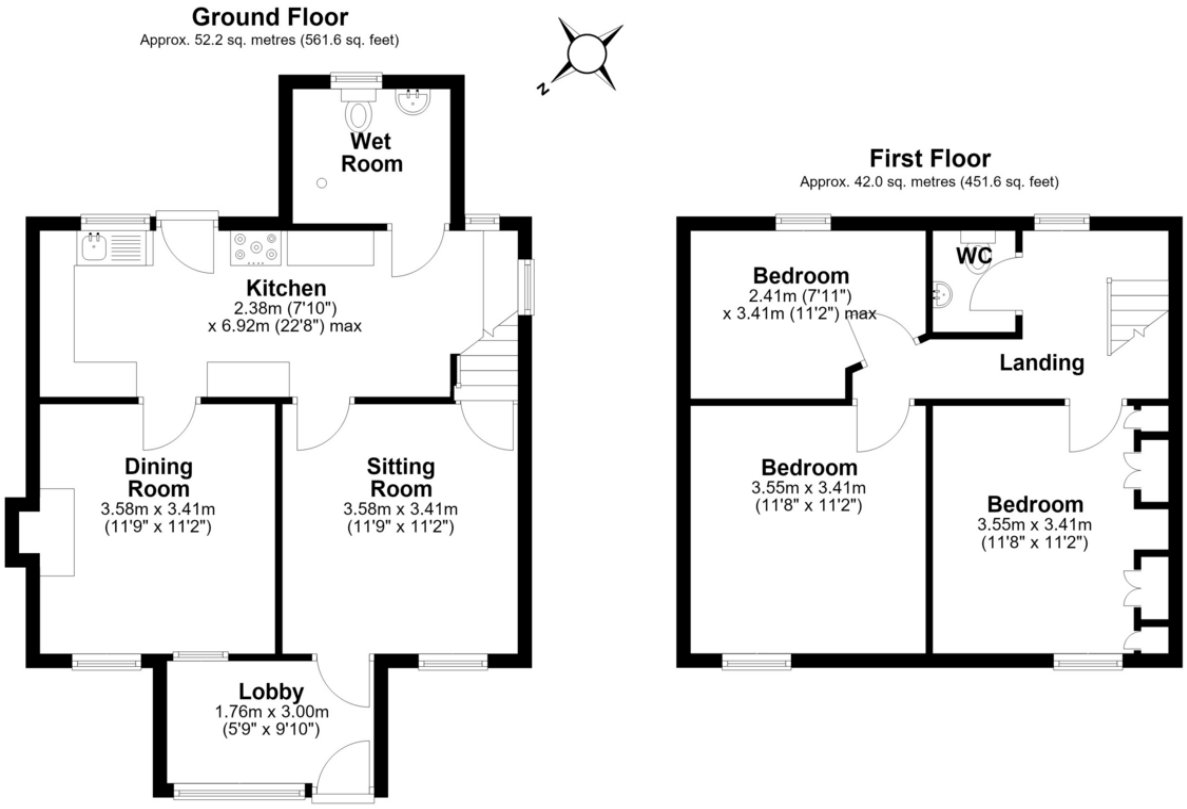


## DINING ROOM

12' x 11' (3.66m x 3.35m) Carpeted, Dimplex Quantum electric heater, hardwood window to front aspect and further window looking into entrance hall. Log burner (Flue liner required).

## STAIRS

Carpeted stairs and landing, Dimplex Quantum heater, hardwood window to rear aspect, doors to bedrooms and cloakroom.




Total area: approx. 94.1 sq. metres (1013.3 sq. feet)

**BEDROOM 1**

11' 9" x 10' 11" (3.58m x 3.33m) Carpeted, Sunhouse electric heater, built-in wardrobes, hardwood window to front aspect.

**BEDROOM 2**

12' x 11' 2" (3.66m x 3.4m) Carpeted, Sunhouse electric heater, hardwood window to front aspect.

**BEDROOM 3**

11' x 8' 1" (3.35m x 2.46m) Carpeted, Dimplex electric heater, hardwood window to rear aspect with views across open fields.

**CLOAKROOM**

Low level WC, wash hand basin, vinyl flooring, water heater.

**OUTSIDE**

Hard standing off road parking, lawn to front, driveway with gate to rear garden with patio area for entertaining, lawn extends to farmland at the rear, variety of shrubs and hedging, vegetable beds, timber workshop with power & light connected, plus a further timber garden shed, gardens all enclosed by fencing.

**COUNCIL**

East Suffolk Council, Tax Band (D) £2,334.80p.

**NEAREST SCHOOLS**

Witnesham primary school & Claydon high school.

**SERVICES**

We understand all mains services are connected (EXCEPT FOR GAS) Bottle gas is currently used for the cooker.

**DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)**

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before

arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance. Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

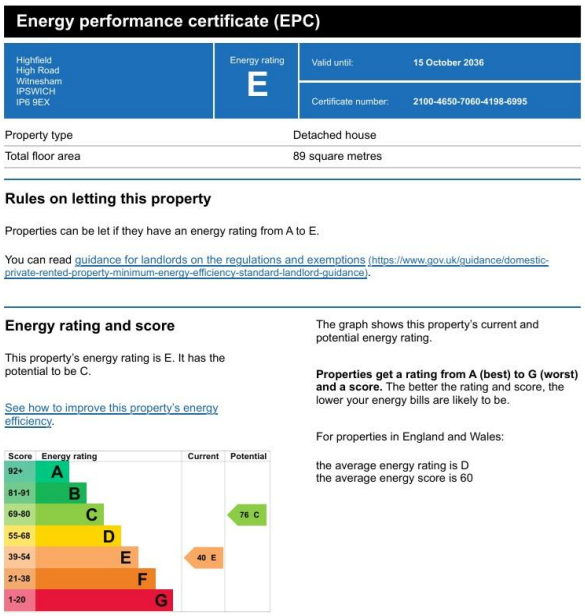
## STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase. The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.
www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

## BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to:
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phone- To check mobile phone coverage in the area go to:
https://checker.ofcom.org.uk/en-gb/mobile-coverage



**Energy performance certificate (EPC)**

Highfield
High Road
Wilnesham
IPSWICH
IP6 9EX

Energy rating: **E**

Valid until: 15 October 2036

Certificate number: 2100-4650-7060-4198-6995

| | |
|---|---|
| Property type | Detached house |
| Total floor area | 89 square metres |

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

This property's energy rating is E. It has the potential to be C.

See how to improve this property's energy efficiency.

| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60







**VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD**


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