



## Hercules Road, Rendlesham, Woodbridge, Suffolk, IP12

Guide Price: £250,000 Freehold

**2 Total Bedrooms | 1 Reception Room | 1  
Bathroom**

\*\*\*GUIDE PRICE £250,000 TO £260,000\*\*\*

Situated in the desirable village of Rendlesham, backing onto woodland, lies this two double bedroom semi-detached house which benefits from a beautifully landscaped rear garden, off-road parking for two / three cars, detached garage, gas central heating, and double glazing.

Council tax band: B  
EPC Rating: C





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As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, ground floor cloakroom, kitchen, living / dining room, first floor landing, two double bedrooms, and bathroom.

The popular village of Rendlesham is approximately six miles 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.




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Total area: approx. 59.8 sq. metres (643.8 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.