

## **Andrews Close, Debenham, Suffolk, IP14 6RT**

**Offers In Excess Of: £230,000**



- Semi-Detached Bungalow
- Two Bedrooms
- Log Burner in Sitting Room
- Off-Road Parking to Front
- Converted Garage
- Oil Fired Central Heating

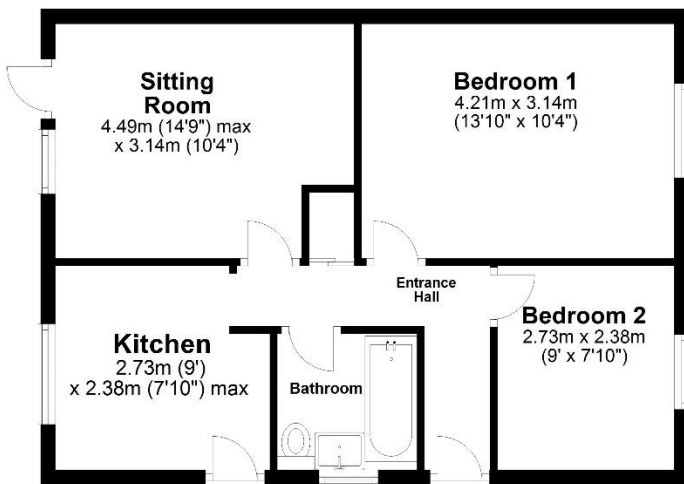
Situated down a cul-de-sac in the village of Debenham lies this two bedroom semi-detached bungalow which benefits from off-road parking to the front, garage which has been converted partly into storage and partly into a home office, enclosed rear garden, oil fired central heating, and UPVC windows. The accommodation comprises entrance hall, sitting room with log burner, kitchen, two bedrooms, and bathroom.

The pretty country village of Debenham is located close to Stowmarket and Framlingham and the famous Suffolk Heritage Coast is a short drive away. The village offers amenities including shops, pubs, cafés, leisure centre, church, and a number of timber-framed buildings. The River Deben rises in Debenham and runs along the ford flowing through to Woodbridge.

Council Tax Band: B



**Ground Floor**  
Approx. 46.7 sq. metres (502.3 sq. feet)



Total area: approx. 46.7 sq. metres (502.3 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.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	