

Magnolia Drive, Rendlesham, Suffolk, IP12 2GB

Asking Price: £160,000



- Leasehold
- Detached Coach House
- One Double Bedroom
- Garage
- Own Private Garden
- Double Glazing & Gas Central Heating

This unique one bedroom detached coach house, tucked away in Rendlesham just a stone's throw from the village square, benefits from double glazing, gas central heating, its own private garden, and garage. The light and airy accommodation comprises lounge / dining room, kitchen, bathroom, and one double bedroom; and would make an ideal first time / investment.

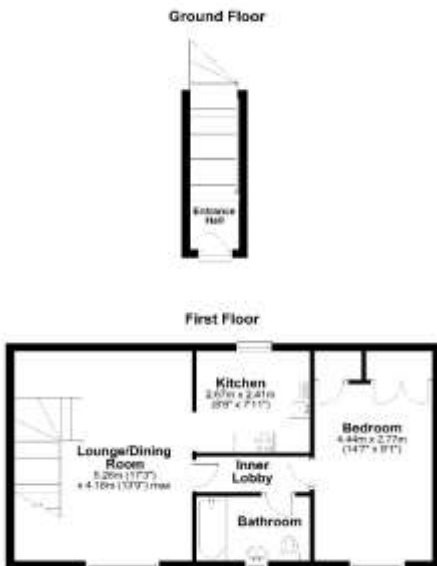
LEASEHOLD:-

Lease - 999 years from 2004

£10 per annum charge for the garage

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.

Council tax band: A



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			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	75
(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	