



Westholme, The Green, Grundisburgh, IP13 6TA

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Bedfords

ESTABLISHED 1966

Westholme The Green Grundisburgh Woodbridge IP13 6TA

- Woodbridge 3.6 miles
- Martlesham Heath 6.4 miles
- Ipswich 6.5 miles

LOBBY | KITCHEN | SITTING ROOM | 2 BEDROOMS |
BATHROOM | FRONT AND REAR GARDENS | SINGLE
GARAGE AND SHED

Westholme is situated in a prominent position in the heart of Grundisburgh, close to the Green and a stone's throw from the village store and The Dog public house. Constructed of painted brick elevations under a peg tile roof, it is a pretty cottage and is presented in good condition.

To the front is a small garden laid to gravel with shrubs. The front door opens to a lobby off which are the kitchen and sitting room and stairs to the first-floor. The sitting room has a fireplace with period mantelpiece housing a wood burner. At one side is a recessed cupboard with display shelving.

The kitchen is fitted with a range of wall and base mounted cupboards and drawer units, with wooden worktops and inset stainless-steel sink, integrated cooker with gas hob and electric oven, with splashback and extractor hood over. LED downlights and back door to the garden.

On the first-floor are two bedrooms both with built-in cupboards. The bathroom is fitted with a white suite with a resin roll top bath, WC, basin in vanity unit and walk-in shower.

A charming semi-detached cottage with a garage and pretty garden in the heart of this sought-after village.

Guide: £270,000 FREEHOLD



Outside

The rear garden is predominantly walled and has a side access from the street. To the rear of the cottage is a seating area, with a paved path leading into the garden which is laid to lawn with flower beds and mature shrubs, including a wild plum tree. At the bottom of the garden is a corrugated tin garage accessed from the street, adjoining the garage is a garden shed.

General information

- Mains electricity, water and drainage are connected
- Gas-fired central heating to radiators
- Council Tax – East Suffolk – Band B
- Ofcom state – Superfast broadband is available
- Ofcom state – most mobile providers likely
- EPC – D rating
- What3words: wash.shiny.agree

Location

Grundisburgh is a quintessentially English village, centred around a pretty village green and the beautiful medieval Church of St. Mary the Virgin. It has an excellent range of amenities including a Post Office/village store, delicatessen, café, The Dog Inn public house, primary school, Doctors' surgery, parish rooms, village hall and playing field. Woodbridge is nearby and has a great range of amenities including shops, restaurants, a cinema and leisure centre. It also has a branch line railway station with service to London Liverpool Street via Ipswich Station, which is also within easy reach.

Agent's Note

The kitchen is on a lower level than the rest of the cottage, and was subject to a small amount of flooding during storm Babet, because drain in the road was unable to cope with the exceptional volume of water. There is a flying freehold over the neighbouring cottage.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

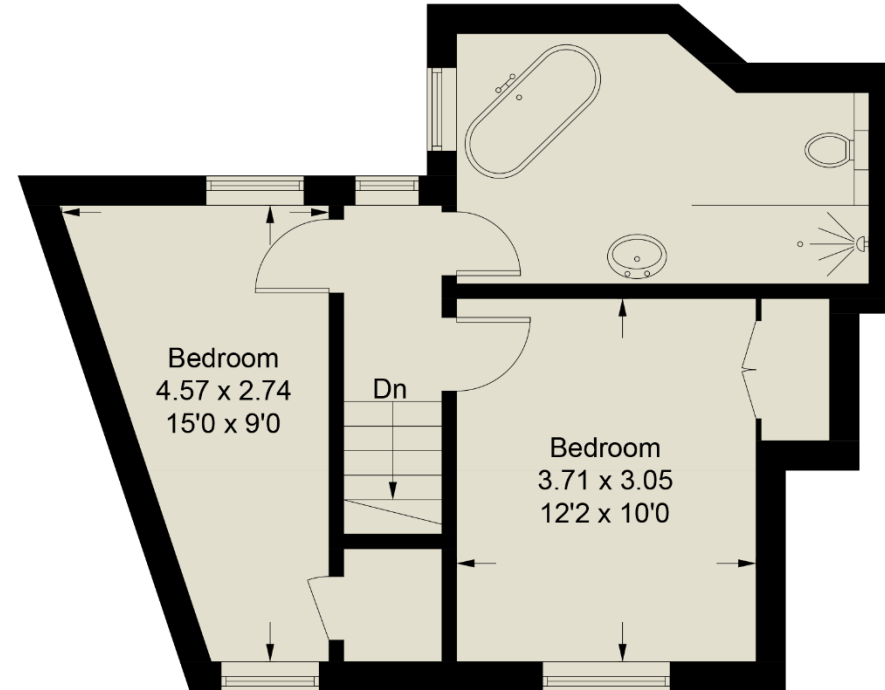
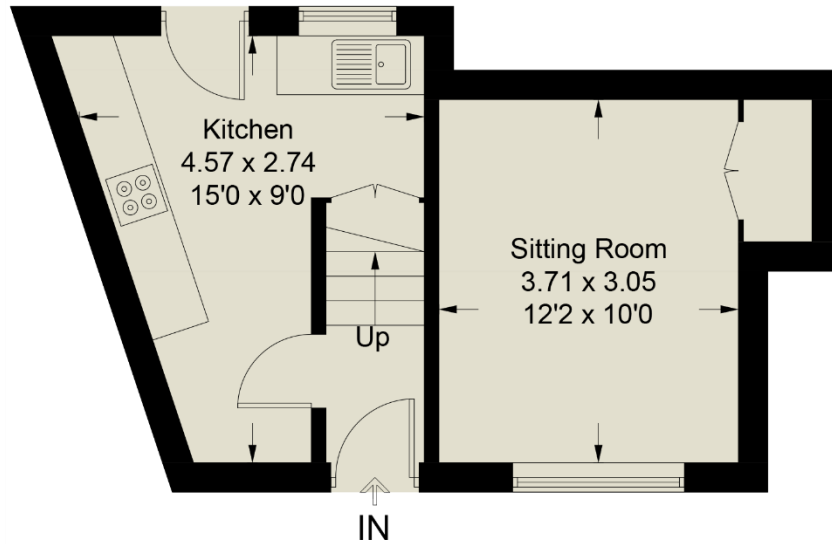


Westholme, Grundisburgh

Approximate Gross Internal Area
64.4 sq m / 693 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		80
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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