



Flat 2, The Foyer, Stradbroke, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A great opportunity has arisen to purchase Flat 2 The Foyer. Currently for sale as a one bedroom apartment there is potential for conversion (stpp) for a THREE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM DETACHED HOUSE with two parking spaces and a walled garden with Home Office as Flat 1 has already been renovated and is for sale or will be sold separately. Flat 2 is a renovation project

LOCATION Flat 2 The Foyer is within walking distance of the centre of the village of Stradbroke, which offers local shops and services including a Spar convenience store that caters for all day-to-day needs, a bakery, butchers, medical centre, village hall, children's play areas, hairdressing salon, dog grooming parlour, library/Post Office, Stradbroke Baptist Church, two public houses, Church of England VC Primary School and Stradbroke High School. The historical and imposing All Saints Church, with its 15th century tower, is in the heart of the village and is visible for miles around. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs. The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies about 10.5 miles to the north-west of the property. From here are direct trains to Norwich and London's Liverpool Street station. Framlingham, with its medieval castle, is approximately 9 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 18 miles to the east. The county town of Ipswich lies about 23 miles to the south, and Norwich is about 29 miles to the north.

FLAT 2 - INTERIOR The Entrance Door is at the front of the property with a full length window to the side and having a small entrance lobby perfect for coats and shoes and a night storage heater. The stairs are off to the left and rise to a spacious landing with a window overlooking the front and an opaque long high window overlooking the rear. The Kitchen has a kitchen cupboard with stainless steel sink and window above and couple of extra cupboards, as the current owner was in the middle of renovating, but due to a change in their circumstances are now selling. The Sitting Room has a window overlooking the front and has a built-in cupboard in one corner. The bedroom has a window overlooking the front and also has a built in wardrobe cupboard to one corner. The Shower Room has a walk in shower cubicle, wash hand basin and wc with opaque window above. This completes the accommodation of this renovation project or easily turned into a three bedroom detached home in the heart of Stradbroke (stpp).

FLAT 2- EXTERIOR There is bin storage just to the side of the property.

TENURE - Flat 1 is the freeholder of this leasehold property, the lease runs from 1st August 2008 for 125 years.

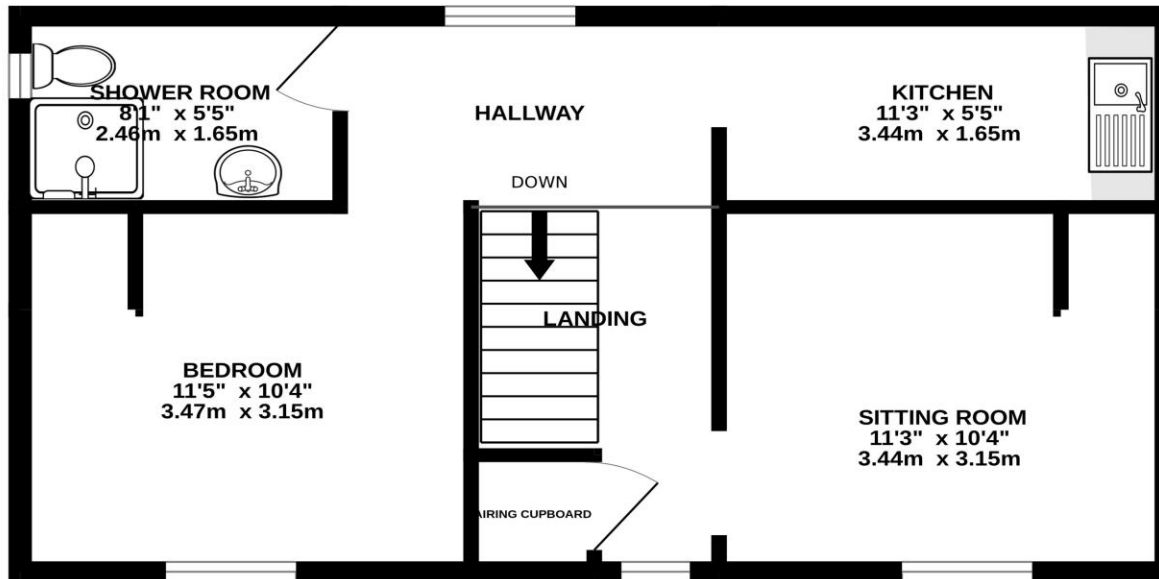
LOCAL AUTHORITY Mid Suffolk **Tax Band:** A **EPC:** TBC **Postcode:** IP21 5HG

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

FIRST FLOOR
456 sq.ft. (42.4 sq.m.) approx.

GUIDE PRICE £125,000



- Entrance Lobby
- Sitting Room
- Kitchen
- Bedroom
- Bathroom
- Central Location
- NO ONWARD CHAIN
- DEVELOPMENT POTENTIAL

TOTAL FLOOR AREA : 456 sq.ft. (42.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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