

*A two bedroom detached red brick cottage requiring general refurbishment situated within the village of Tuddenham, 3 miles from Ipswich.*

Guide Price  
£285,000 Freehold  
Ref: P7463/C

Hillcrest  
High Street  
Tuddenham  
Ipswich  
Suffolk IP6 9BN



Hallway, bathroom, sitting room and kitchen/dining room.  
Two first floor double bedrooms.  
Space for off road parking.  
Gardens and timber shed.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

The property is situated within the village of Tuddenham which lies to the north of Ipswich. The village itself has the well regarded Tuddenham Fountain public house as well as picturesque walks through the Fynn Valley. The popular Fynn Valley Golf Club is 2.5 miles and as well as the golf course there is also the Café Terrace which is open for breakfast and lunch. The town of Woodbridge is 6 miles where there are national and independent shops, a variety of pubs and restaurants, a sports centre and cinema along with the famous Tide Mill on the river Deben. Ipswich which is 3 miles, offers national shops and a wide range of pubs, restaurants and leisure facilities. Mainline rail links run from Ipswich to London's Liverpool Street Station.

## Description

Hillcrest is a detached period dwelling of predominantly brick construction under a pan tiled roof. It benefits from UPVC double glazed windows throughout and there have been improvements to the fascia boards and gutters in recent years. However, a buyer is likely to wish to carry out a general refurbishment programme and a new oil fired boiler is now required.

A door to the gable end of the cottage provides access to a hallway. This has an electric heater, a door to the kitchen and a door to the bathroom. This comprises a bath, WC, hand-wash basin, towel radiator and gable end window. The kitchen/dining room has a range of basic high and low level wall units which include a one and a half bowl stainless steel sink, four ring hob and electric oven. There is also a cupboard housing the now redundant oil fired boiler. There are windows to the front and rear of the property and a door leading through to the sitting room. This dual aspect room has windows to the front and rear and glazed door to the exterior. In addition is a brick fireplace with woodburning stove. Stairs rise to the first floor landing where there is a hatch to the loft space, fitted shelving and doors to the two double bedrooms. Both are dual aspect.

## Outside

There are two distinct garden areas with the cottage. The first has scope to be used for off road parking. The second is accessed via steps where there is an area of lawn enclosed by a bank, laurel bushes and a walnut tree. Here there is also a timber garden shed. This measures 17' x 7' (5.2m x 2.1m) and has power connected.





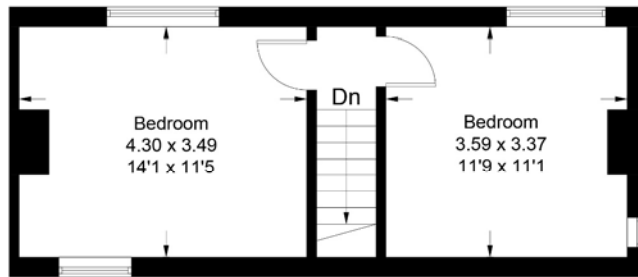




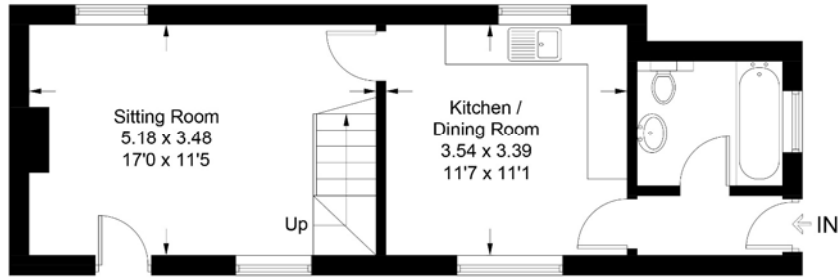


## Hillcrest, Tuddenham

Approximate Gross Internal Area = 71.0 sq m / 764 sq ft



**First Floor**



**Ground Floor**

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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity.

*Broadband* To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = F (Copy available from the agents upon request)

*Council Tax* Band D; £2,071.99 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. This is a probate sale and probate has been granted.

*October 2024*



## Directions

Head out of Ipswich on the Tuddenham Road and upon entering Tuddenham, take the first lane on the left, High Street (leading to Westerfield Lane). Hillcrest will be found a short way along on the left hand side.

What3Words location: [///unfair.humans.photo](https://www.what3words.com/unfair.humans.photo)



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