

A detached three bedroom bungalow, forming part of the popular Churchill Crescent development, that requires a full scheme of renovation and refurbishment throughout.

Guide Price

£240,000

Freehold

Ref: P7261/J

8 Churchill Crescent

Wickham Market

Suffolk

IP13 0RW



Entrance hall, 15' sitting room, 17' kitchen/breakfast room and inner hall.

Two double bedrooms, single bedroom and bathroom.

Timber frame lean-to at the rear.

Driveway and single garage.

South facing rear garden.

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Location

The property forms part of the popular Churchill Crescent development, which is located a short walk from the Market Hill and centre of this popular village. Wickham Market benefits from a useful range of shops including a Co-op supermarket, together with a Health Centre, library and primary school. There is a railway station at Campsea Ashe (about 2 miles away) with connections via Ipswich to London's Liverpool Street station.

The historic town of Framlingham is approximately six miles away and the attractive market town of Woodbridge five miles to the south-west. The County town of Ipswich lies about nine miles to the south. The A12 is within a mile and provides good links to the rest of the region including the Heritage coastline, which itself is within nine miles.

Description

8 Churchill Crescent comprises a detached three bedroom bungalow of brick construction under a tiled roof that we understand was built in the late 1950s/early 1960s. Whilst the property benefits from UPVC double glazing and a mains gas connection it now warrants complete renovation and refurbishment, as well as possibly remodelling and extending the accommodation, subject to the necessary consents. The accommodation currently comprises an entrance hall, twin aspect sitting room with fireplace housing a multi-fuel burning stove, kitchen/breakfast room, inner hall, two double bedrooms, a single bedroom and bathroom.

Outside there is a driveway and single garage that is linked with the property via a covered walkway and wooden lean-to at the rear. There are good size gardens to the front and rear, with the south facing rear garden enjoying the sun throughout the day.

The Accommodation

The Bungalow

Ground Floor

A part glazed wooden front door, set beneath a covered porch, opens into the

Entrance Hall

With door to **Cloak Cupboard**, and doors off to

Sitting Room 15'10 x 12' (4.83m x 3.66m)

A light, twin aspect reception room with large window panel on the front elevation overlooking the garden, Churchill Crescent and the surrounding roofscape. The focal point is the Pevex multi-fuel burning stove set on a raised stone hearth. Night storage heater, telephone and TV points and door through to the Inner Hall.



Returning to the Entrance Hall a second door provides access to the

Kitchen/Breakfast Room 17'3 x 8'5 (5.33m x 2.57m)

With large window on the front elevation overlooking the garden and Churchill Crescent. Fitted with a basic range of cupboard and drawer units with marble effect worksurface over incorporating a stainless steel sink with mixer tap and drainer. Cupboard containing the Warmair central heating system (now disconnected) and recess for electric cooker. Part glazed door providing access to the side walkway and gardens, and door opening into the



Rear Hall

With door to **Built-in Airing Cupboard**, access to roof space and doors off to

Bedroom One 12' x 11' (3.66m x 3.35m)

A good size double bedroom with large window on the rear elevation. Built-in wardrobe cupboards with sliding doors and night storage heater.



Bedroom Two 11'5 x 10'11 (3.48m x 3.33m)

A double bedroom that also enjoys views of the rear garden. Built-in wardrobe cupboard with sliding doors and night storage heater.



Bedroom Three 9' x 7'6 (2.74m x 2.29m)

A single bedroom with large window on the gable elevation overlooking the side accessway.

Bathroom

With suite comprising panelled enamel bath, WC and pedestal wash basin. Night storage heater. Wall mounted electric bar heater.



Outside

The property is set well back from Churchill Crescent and approached over a concrete driveway that leads up to the **Single Garage**, approximately 16' x 9' (4.88m x 2.74m) with manually operated up and over door, personnel door to the side and power connected. There is also a mains gas connection (capped off) in the garage.

A concrete pathway leads from the driveway to the covered porch and front door. Beside this is the front garden which is predominantly laid to grass for ease of maintenance, but with some mature flowers and shrubs set along the perimeter.

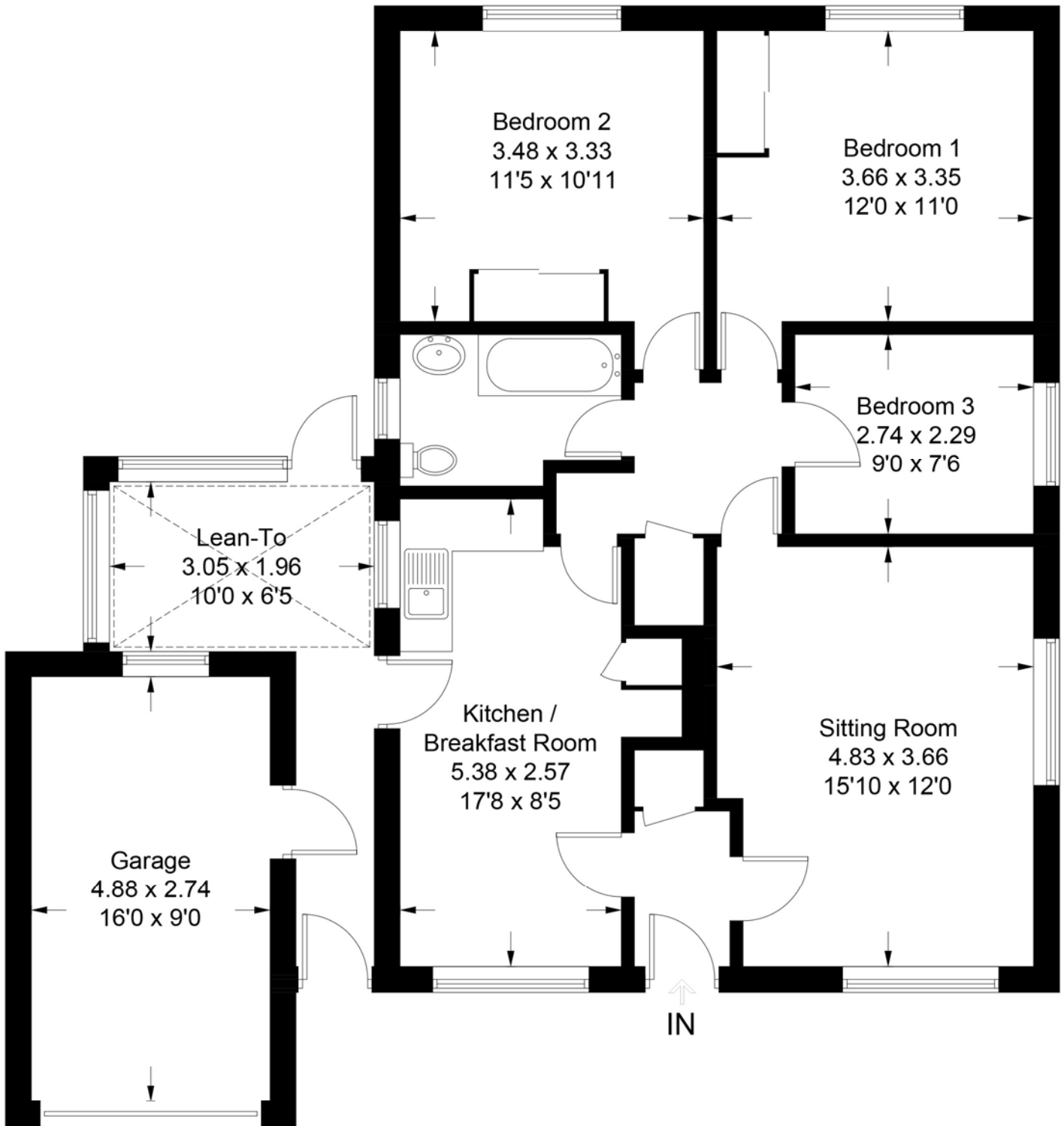
A wooden panelled door opens into a covered walkway that leads to a timber frame **Lean-To** at the rear, together with the part glazed door that provides access to the Kitchen/Breakfast Room.

The rear garden is of a good size, and facing almost due south enjoys the sun throughout the day. The garden does, however, now require some attention, with a central area laid to grass together with borders containing mature fruit bearing trees. There is also a dilapidated asbestos clad storage shed and former vegetable patches.



8 Churchill Crescent, Wickham Market

Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft



Ground Floor



Viewing Strictly by appointment with the agent.

Services Mains water, electricity, drainage and gas connected. Night storage heaters to part. Immersion heater providing hot water.

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 = D (55)

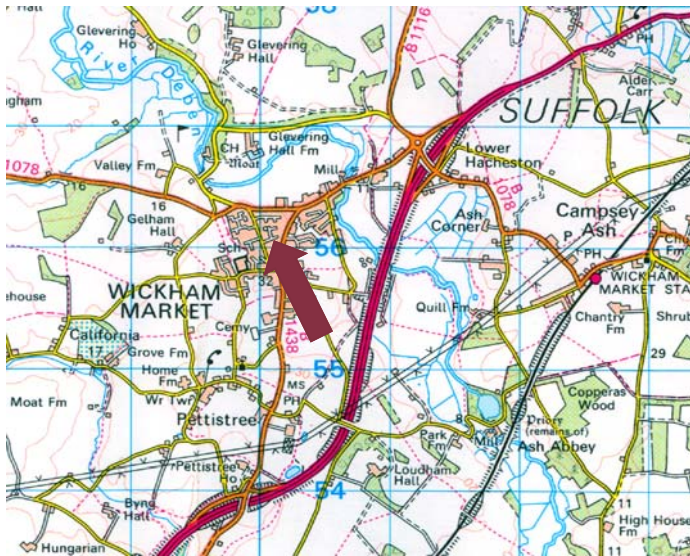
Council Tax Band C; £1,805.54 payable per annum 2024/2025

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. Prospective purchasers should note that this is a sale on behalf of an Estate, with the previous owner having died intestate. The Letter of Administration has been issued by the Probate Office. Further the deceased's family have not been able to locate the Deeds and as such an application to Land Registry for First Registration has had to be made. Consequently, whilst an application for First Registration can be expedited once a sale has been agreed, there may be some delay in that regard.
4. Prospective purchasers should note that there is a dilapidated asbestos clad shed in the rear garden.

June 2024



Directions

From Framlingham proceed south along Station Road. Continue through Parham and Hacheston. At the roundabout turn right and proceed towards Wickham Market. Pass Rackhams Mill on your right and after a short distance, turn right onto the B1078. At the top of the road, turn sharp left and proceed past Parkway. Take the next left into Churchill Crescent and Number 8 will be found a short way along on the right hand side.

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