



Forest View, School Hill, Blaxhall, Woodbridge IP12 2HN

welcome to

Forest View, School Hill, Blaxhall, Woodbridge

GUIDE PRICE £340,000-£350,000 Offering excellent potential for the development of a four bedroom, barn style home. This substantial plot, currently with a detached bungalow, offers ideal potential for a new family home.

Entrance Hall

10' 7" x 6' 1" (3.23m x 1.85m)

Living Room

17' 5" x 11' 11" (5.31m x 3.63m)

Two windows to rear aspect

Kitchen

16' 1" x 12' 10" (4.90m x 3.91m)

Windows to rear and side aspect, door to rear leading into the garden and door to the storage room. Fitted with a range of eye and base level units with worktop over and complimentary splashback, drainer sink with mixer tap, space for white goods, cooker.

Family Bathroom

Three piece suite comprising of pedestal wash hand basin, low level WC and panel bath

Bedroom One

12' x 11' 6" (3.66m x 3.51m)

Window to front

Bedroom Two

11' x 12' 7" (3.35m x 3.84m)

Windows to front and side aspect.

Storage Room

18' 3" x 8' (5.56m x 2.44m)

External

The substantial plot is predominantly laid to lawn, enclosed by fencing. To the front of the property there is a driveway and the start of construction for a double garage.

Agent's Note

The Planning Permission for the property is available from William H Brown's Woodbridge office.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online williamhbrown.co.uk/Property/WBG107981



welcome to

Forest View, School Hill, Blaxhall, Woodbridge

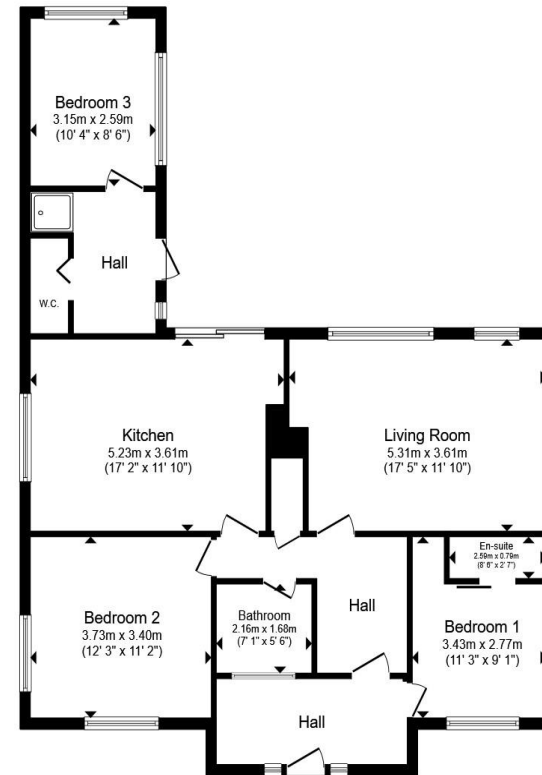
- Sought After Suffolk Village
- Planning Permission Granted
- Substantial Plot
- Permission for a 4 Bedroom Family Home
- Currently a Two Bedroom Bungalow

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

£340,000



Total floor area 94.7 m² (1,019 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


**william
h brown**

view this property online williamhbrown.co.uk/Property/WBG107981



Property Ref:
WBG107981 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk, IP12 1DH



williamhbrown.co.uk