



Total area: approx. 78.5 sq. metres (844.5 sq. feet)
2 hungarian close, Woodbridge

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92-100) A | | Very environmentally friendly - lower CO ₂ emissions (92-100) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| | 72 | | 23 |
| England, Scotland & Wales EU Directive 2002/91/EC | | England, Scotland & Wales EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

To arrange a viewing of this property, or book a free valuation of your home call 01394 282828

PROPERTY MISDESCRIPTIONS ACT 1991 - All buyers should make their own enquiries into the suitability, operation and safety of all fixtures, fittings and appliances. The wording, pictures, plans and measurements advertised here are intended as guidance only. Nicholas Estates Ltd has not carried out a survey on this property and offers no guarantees or warranty. All information given should be considered incorrect, the validity of ownership of land and property should be verified by your own solicitors.

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Hungarian Close, Pettistree

Guide Price £320,000

3 Bedroom(s) 1 Bathroom(s) 1 Reception(s)

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Property Description

An opportunity to acquire a two/three bedroom detached chalet house, the property is subject to an agricultural tie. The accommodation comprises, entrance porch, hallway, lounge, dining room/bedroom 3, shower room and kitchen to the ground floor, two double bedrooms to the first floor. Outside the property is approached via a shared driveway to just two properties, shingled drive leading to the detached double garage with attached car port and off-road parking, a fully enclosed rear garden which is mainly laid to lawn. The property has LPG gas fired central heating via radiator. Offered with no onward chain.

Hungarian Close is situated in the rural village of Pettistree with just 4 houses built at the start of the entrance to Hungarian Hall. Only 3 miles from Wickham Market, 4 miles from Woodbridge providing shops, local amenities and facilities.

Features Include

Detached Chalet
Subject To an Agricultural Tie
Double Garage & Off Road Parking

Also...

Generous Garden
No Onward Chain



Main accommodation

Entrance Porch

Front aspect door, vinyl tile floor, front and side aspect window and door to;

Hall

Wood laminate floor, radiator and doors to;

Dining Room/Bedroom 3 Feet: 11' 2" x 7' 5" | Meters: 3.40 x 2.26

Front aspect double glazed window, radiator and carpet.

Shower Room

Side aspect double glazed window, vinyl tiled floor, low level flush W.C, hand wash basin, radiator and shower cubicle with Aquaboarding.

Kitchen Feet: 12' 7" x 8' 7" | Meters: 3.84 x 2.62

Side aspect double glazed window, vinyl floor, work surface, stainless steel sink & drainer, space for washing machine and slimline dishwasher, ball and base units and rear aspect door.

Lounge Feet: 14' 5" x 12' 7" | Meters: 4.39 x 3.84

Rear aspect double glazed window, carpet, radiator and stairs to 1st floor.

Rear Porch

Side aspect door, rear aspect window.

Landing

Carpet, loft access, airing cupboard and doors to;

Bedroom 1 Feet: 12' 8" x 11' 3" | Meters: 3.86 x 3.43

Side aspect double glazed window, radiator and carpet.

Bedroom 2 Feet: 12' 8" x 8' 7" | Meters: 3.86 x 2.62

Side aspect double glazed window, radiator and carpet.

Double Garage Feet: 20' 4" x 20' 7" | Meters: 6.20 x 6.27

Up and over door, window, door and power & light.

Front Garden

Shingled drive and lawned frontage.

Rear Garden

Laid to lawn, paved patio, car port, mature shrubs and bushes

Agents Note

The property is subject to an agricultural tie. We recommend any interested parties to do their own due diligence with regards to the terms of the agricultural tie.

Agent Note

Leased Solar Panels - The income generated is paid back to the solar panel provider, the house benefits from the use of hot water.

