



Hungarian Close, Woodbridge

GuidePrice: £290,000



acorus[®]

**HUNGARIAN CLOSE
PETTISTREE
WOODBIDGE
SUFFOLK
IP13**

A two/three bedroom detached chalet house with detached double garage and large garden set in a rural location on the outskirts of the picturesque small village of Pettistree.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

Guide Price: £290,000

REF: C380

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is located to the south west of the picturesque village of Pettistree in a rural location.

Pettistree lies just five miles from Woodbridge and provides easy access to the A12. The village itself has a well reputed gastro pub and is just $\frac{3}{4}$ mile from Wickham Market which has an excellent range of day-to-day facilities arranged around the central square, together with a doctor's surgery, vets practice, supermarket and primary school.

Nearby Woodbridge provides further facilities together with a variety of sports and social clubs including sailing and rowing on the River Deben and golf, tennis, rugby and football clubs.

The A12 provides a dual carriageway link to the county town of Ipswich (12 miles) and beyond to connect with London's M25, Stansted Airport as well as Cambridge and The Midlands (via the A14).

DESCRIPTION

A two/three bedroom detached chalet house with detached double garage and large garden set in a rural location on the outskirts of the picturesque small village of Pettistree.

ACCOMMODATION

With UPVC double glazing throughout, the accommodation comprises:

Ground Floor

Entrance Porch
Front door leading to
Hallway
Wood laminate flooring.

Lounge
4.39m x 3.84m
Stairs to first floor.

Kitchen
3.84m x 2.62m
Wall and base units with work surface over, vinyl flooring, single stainless steel sink unit, space for washing machine and slimline dishwasher.

Dining Room/Bedroom three
3.4m x 2.26m

Shower Room
Shower cubicle, low level flush W/C and wash hand basin, vinyl tiled flooring.

Rear porch with door to side garden.

ACCOMMODATION CONTINUES...

First Floor

Landing
Airing cupboard and loft access.

Bedroom 1
3.86m x 3.43m

Bedroom 2
3.86m x 2.62m

OUTSIDE

Detached double garage.
6.2m x 6.27m
Electric connected.

Established garden to all sides of the property and open aspect to the rear, gravelled driveway to the front with parking.

Gardens are mainly lawned but with established hedges, shrubs, trees and plants.
Patio area.
Car Port.

ACCESS AND RIGHTS OF WAY

Access to the dwelling is via a shared driveway off Byng Hall Road with a right of way in favour of four dwellings. A further shared driveway leading to two dwellings including the subject dwelling also benefits from a right of way for both parties.

Both shared accesses are subject to a contribution towards the maintenance and repair of the driveways.

EASEMENTS AND WAYLEAVES

We are not aware of any easements or wayleaves affecting the property.

LEASES

The property has a lease for airspace related to the solar panels which lasts for 25 years from 2011. Energy from the panels is understood to be supplied to the property free of charge – refer to lease for more details.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission for this dwelling was granted under an original planning application for four cottages by East Suffolk Council (Suffolk Coastal District Council) reference E.13163/1 dated the 11 March 1974, two of which were both subject to an Agricultural Occupancy Condition. The condition states:

'The occupation of the 2 dwellings sited to the east of the farm access shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined by Section 290(1) of the Town and Country Planning Act, 1971, or forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person).'

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

SERVICES (not tested)

The property is provided with mains water and electricity.
Drainage is to a sewage treatment system shared with Cottage number 1.
Central heating is provided by LPG.

ENERGY PERFORMANCE

RdSAP Rating: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

LOCAL AUTHORITY

East Suffolk Council (Suffolk Coastal District Council)
www.eastsuffolk.gov.uk
0333 016 2000

Council Tax Band D.

LEGAL COSTS

Each party will be responsible for their own legal costs.

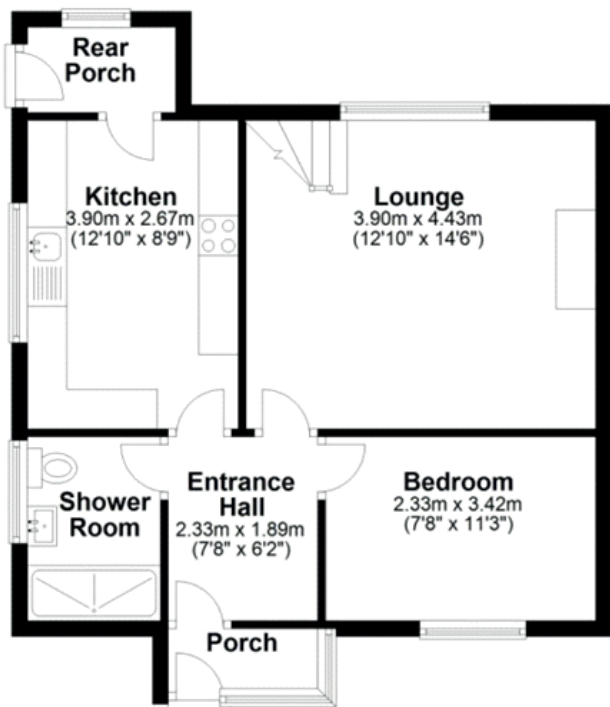
VIEWING

Strictly by appointment with the selling agent Acorus.

FLOOR PLANS

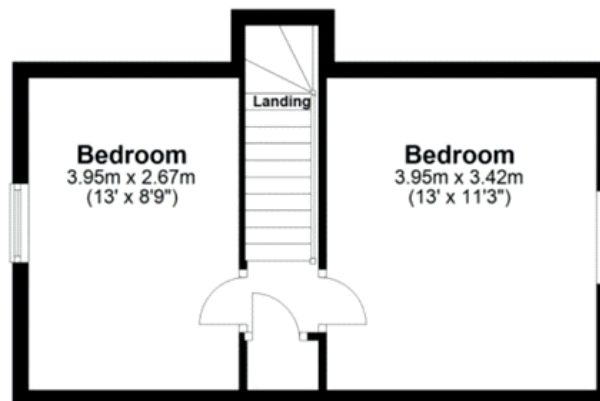
Ground Floor

Approx. 49.4 sq. metres (531.8 sq. feet)



First Floor

Approx. 29.1 sq. metres (312.7 sq. feet)



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



IMPORTANT NOTICE

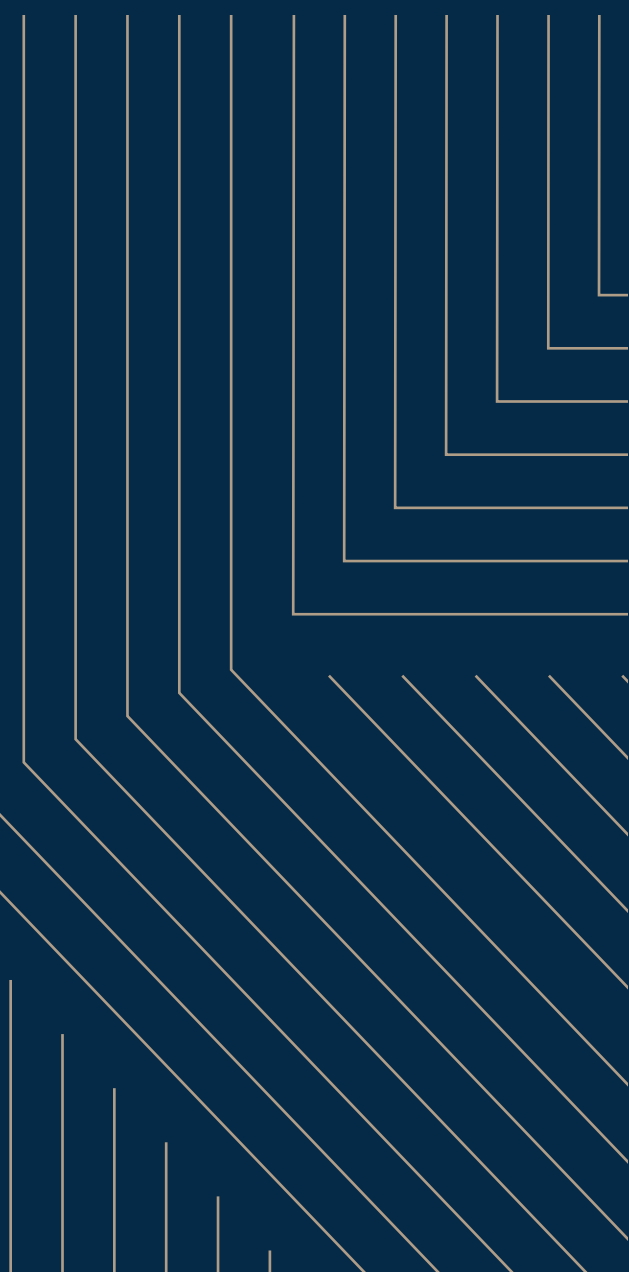
Acorus Rural Property Services Ltd for themselves and for the Vendors/Lessors of this property give notice that:

1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. 3. No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. 4. No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. 6. All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. 7. In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. 8. The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. 9. Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

© COPYRIGHT LICENCE



acorus[®]

www.acorus.co.uk