

Thellusson Road, Rendlesham,
Suffolk, IP12 2TD
Asking Price £145,000

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- Rarely Available
- Ground Floor Flat
- Own Rear Garden
- Two Double Bedrooms
- Spacious Lounge & Kitchen/Diner
- Bathroom
- Allocated Parking Space & Visitor Parking
- Electric Heating
- Ideal First Time/Investment Purchase



A rare opportunity has arisen to purchase a two-bedroom ground floor flat in the sought-after village of Rendlesham which comes with its own rear garden, allocated parking space and visitor parking, and electric heating. This would make an ideal first time/investment purchase. The accommodation comprises an entrance hall, kitchen/dining room, living room, two double bedrooms, and a bathroom.

Lease information:
Length of lease – 956 years remaining
Ground rent – TBC
Service charge – £357.50 for October 2026 to March 2027

The popular village of Rendlesham is approximately six miles out of the market town of Woodbridge and built around the former RAF Bentwaters. Village amenities include community centre, doctor's surgery, dentist, supermarket with Post Office, vets, hairdressers, fish & chip shop, bar, as well as taxi companies and a range of businesses on Bentwaters Park and Rendlesham Mews. The village also has a primary school, children's nursery, care home and two churches and there are two buses that run through the village. Rendlesham Forest is a haven for walkers and cyclists with the Arts & Cultural centre of Snape Maltings within striking distance.

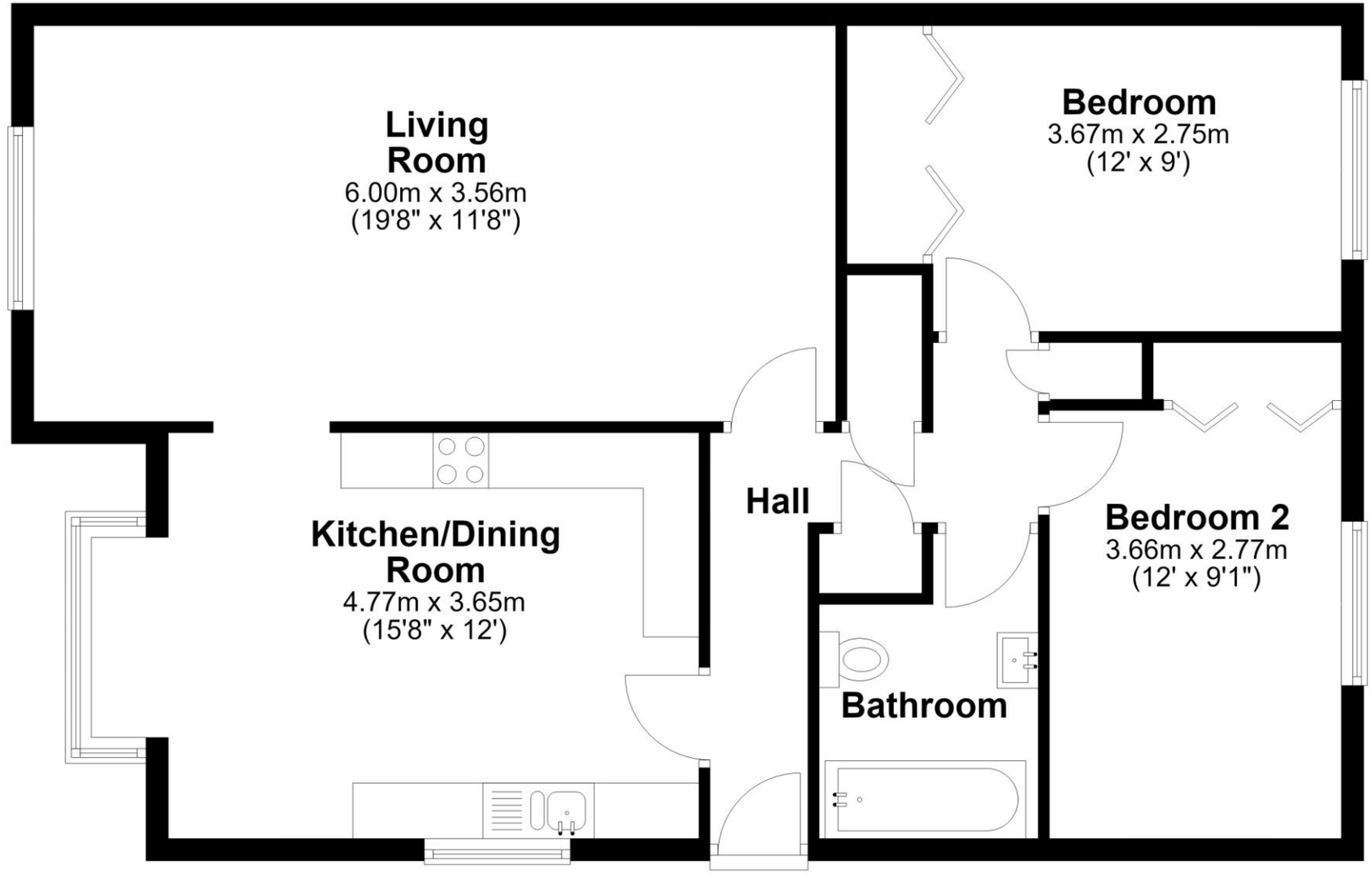




Outside – Front: The communal gardens are laid to lawn with flowers and shrubs and under the external staircase is a bin storage area with consumer unit and outside tap.
Entrance Hall: Built-in cupboard, further cupboard housing the hot water cylinder, and an electric storage heater.
Kitchen/Dining Room: *15'8" x 12' (4.78m x 3.66m)* Fitted with a range of wooden eye and base level units, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated double oven and ceramic hob with extractor hood over, space and plumbing for a washing machine, window to the front aspect, bay window to the side aspect, and a doorway through to:
Living Room: *19'8" x 11'8" (6m x 3.56m)* Window to the side aspect and a wall-mounted electric panel heater.
Bedroom One: *12' x 9' (3.66m x 2.74m)* Window to the side aspect, wall-mounted electric panel heater and a built-in double wardrobe.
Bedroom Two: *12' x 9'1" (3.66m x 2.77m)* Window to the side aspect, wall-mounted electric panel heater and a built-in double wardrobe.
Bathroom: A three-piece suite comprising a bath with shower over, low-level WC and hand wash basin, along with an electric radiator/heated towel rail and tiled splashbacks.
Outside - Rear: The flat comes with its own rear garden which is predominantly laid to lawn and well-stocked with flowers and shrubs. There is a hardstanding area, shed, gated side access, and is fully enclosed by fencing. (Agent's note: we believe the flat directly above has access to the shed within the garden for number 27 – speak to the agent for further details).
Parking: The flat comes with one allocated parking space and visitor parking.

Ground Floor

Approx. 77.7 sq. metres (836.8 sq. feet)



Total area: approx. 77.7 sq. metres (836.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,
EPC Rating: D
Council Tax Band: A





2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ
01473 211705
suffolk@palmerpartners.com

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