



Southlands, Mellis Road, Yaxley

Harrison Edge
Estate Agents

For sale for the first time on the open market, with the family owners moving in just prior to the World Cup in 1966. Built as Local Authority housing circa 1920's/1930's, this semi detached house occupies a sizeable plot with the house appearing to be crying out for doubling in size, subject to Planning Permission.

Either way, requires modernising and improving.

- Semi Detached
- 2 Bedrooms (originally 3)
- 2 Reception Rooms
- Scope to extend (subject to Planning)
- Large plot with GARAGE & drive
- No Onward Chain

Location

6 Southlands sits midway between the main village centre of Yaxley and the next village Mellis. Open fields lay to the rear and the house is nicely back from the road in a slightly elevated position. Much of the plot, which extends to approximately 0.12 Acre is to the side of the house suggesting good potential for extending the house quite possibly to double its current size retaining space for a garage and driveway. Yaxley and Mellis are good rural settlements, within easy reach of Eye and with an excellent Primary School just along the road at Mellis.

Description

The current family owners moved to the property just before the World Cup in 1966 and bought a television especially to watch the match in what was then the 'front room'. With an opportunity to purchase the house from the Local Authority in the 1980's the house has remained a much loved home since but with the passing of time is now available for the first time to be sold. Clearly, the property requires modernisation and improvement albeit walls are now insulated with cavity insulation, an oil fired radiator heating system installed and replacement fuse board installed and circuits tested in August 2024. Windows were replaced with timber frames and sealed unit double glazing. With regard to the roof, we would draw your attention to the Agents Note towards the end of these particulars. The property is offered for sale with NO ONWARD CHAIN and a Grant of Probate has been issued.

Entrance Hall: An initial space separating the stairs from the main accommodation and creating a meet & greet space. Stairs rise to the first floor the stairwell benefitting from a window at

the top. Whilst it currently provides natural light to both floors, it would be an obvious means of moving into an extension at the side. A relatively recent replacement outer door has glazed panels.

Lounge: 13'3" x 12'8" (4.04m x 3.86m)

With timber frame sealed unit glazed window to the front elevation and brick fireplace with a currently sealed flue provides a focal point to the room. Artex and coved ceiling throughout this front room extending through to the rear. Double radiator. An archway connects the two reception room spaces.

Dining Room: 16'1" x 10'5" (4.9m x 3.18m)

A maximum width of this good size room which includes two windows, one particularly large and welcome window at the side providing excellent natural light. Furthermore, a walk-in understairs cupboard has a further window and is shelved. A second chimneybreast and fireplace acts as a focal point to the room and accommodates a redundant Parkray stove. An airing cupboard sits to the left hand side with hot water storage tank and immersion heater. To the right hand side, a formed alcove is partly shelved with a further, smaller cupboard beneath. Double radiator.

Kitchen: 12'8" x 8'11" (3.86m x 2.72m)

Created by combining the original kitchen space with what was then the downstairs bathroom to form a sizeable kitchen space. The bathroom is now upstairs in what was the third bedroom. An extensive range of 'classic' modern units along with an Eastham electric eye level double oven and matching hob beneath a Neff

hood, extend along the long side and turn across the rear to where a stainless steel sink sits beneath the rear window and field view. Wall cupboards to match. Plumbing for washing machine beneath breakfast bar. Side window. A door leads to the Rear Lobby.

Rear Lobby: With outer door and latch door to a WC with low level toilet and to one side, partially divided, a Trianco oil fired boiler last serviced in January 2024.

First Floor Landing: With side window and period panelled doors leading off to each of the three rooms.

Bedroom 1: 12'8" x 11'3" (3.86m x 3.43m)

A good sized room at the front of the house and with a windowed Box Cupboard off. A window provides an outlook to the front. Double radiator. Chimneybreast with currently sealed former fireplace opening.

Bedroom 2: 12'6" x 8'7" (3.8m x 2.62m)

Complete with chimneybreast featuring the original cast iron fireplace. Double radiator with thermostatic valve. Picture rail. Window to the rear with far reaching view north towards Thrandeston.

Bathroom: Originally the third bedroom hence a good sized bathroom with coloured suite comprising panelled bath, vanity wash basin, low level wc along with a corner shower cubicle fitted with a Triton T80 Easi Fit+ shower. Double radiator. Window to the rear elevation

Outside: The house sits back from the road behind a well maintained conifer hedge in a slightly elevated position. A central footpath between the two adjoining houses splits to each. No.6 has a driveway to the left hand side leading to a DETACHED BRICK GARAGE which measures internally 22'2 x 11'2 (6.77m x 3.41m) and has up and over door, window and side rear door. It has been reroofed relatively recently by Catchpole Roofing of Diss. The garden space is mainly grass interspersed with shrubs and plants. Open farmland adjoins to the north rear boundary.

Services: The vendor has confirmed that the property benefits from mains water, electricity and drainage.

Agents Note: Prospective purchasers should be aware the existing roof covering appears to consist of asbestos tiles which were commonly used by Local Authorities during this construction period. You are advised to seek professional advice in this regard.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:
<https://checker.ofcom.org.uk/>

Flood Risk: For Flood Risk information paste the following Link into your Browser:
<https://www.gov.uk/check-long-term-flood-risk>

Wayleaves & Easements: The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions

should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Identification Verification: 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. A fee of £30 inclusive of VAT applies to each Vendor/Purchaser via our preferred ID Verification partner, Verify365.

Postal Address: 6 Southlands, Mellis Road, Yaxley, Eye, IP23 8DB

Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax: The property has been placed in Tax Band B.

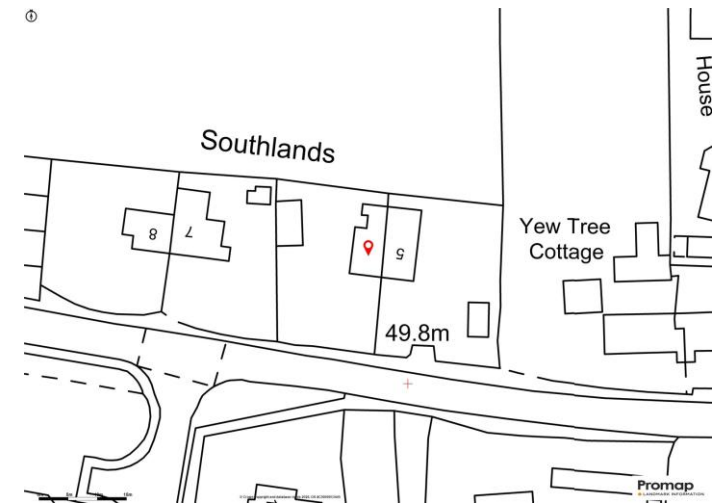
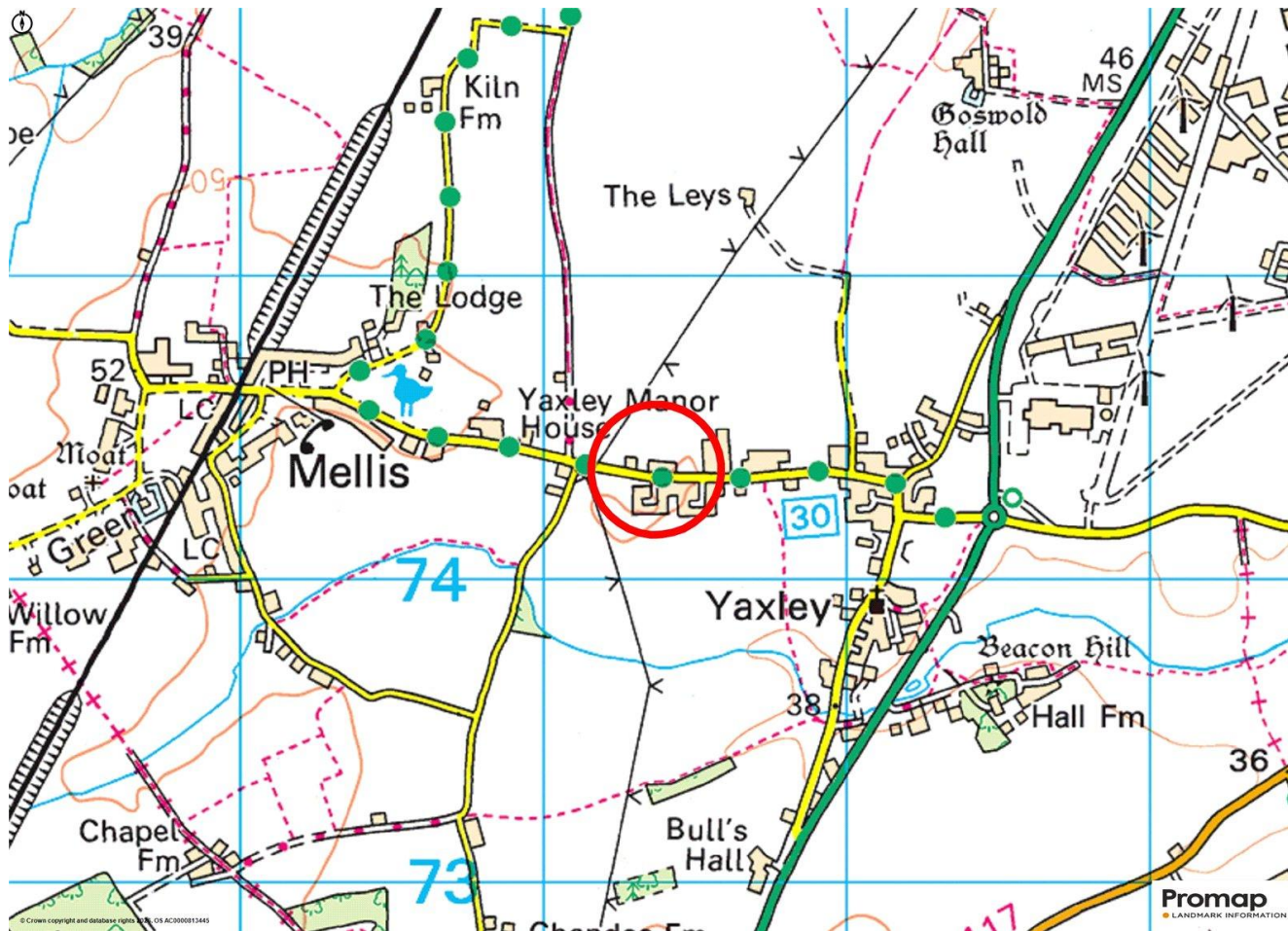
Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

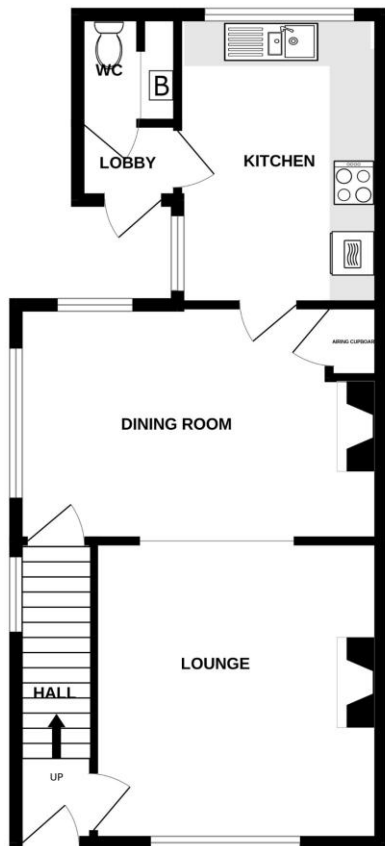
Directions

6 Southlands is easily reached from either the A140 or A143. The house sits back from the road behind a well maintained conifer hedge just opposite the entrance to Burns Close.

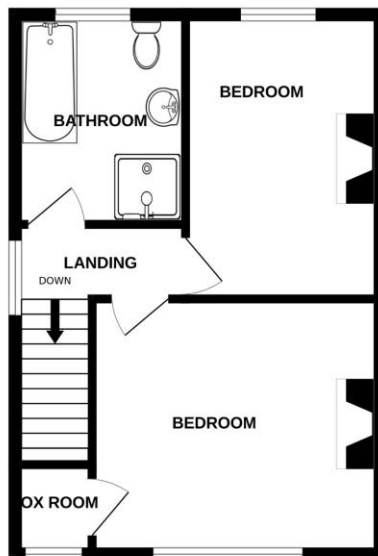


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	35 F	
1-20	G		

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



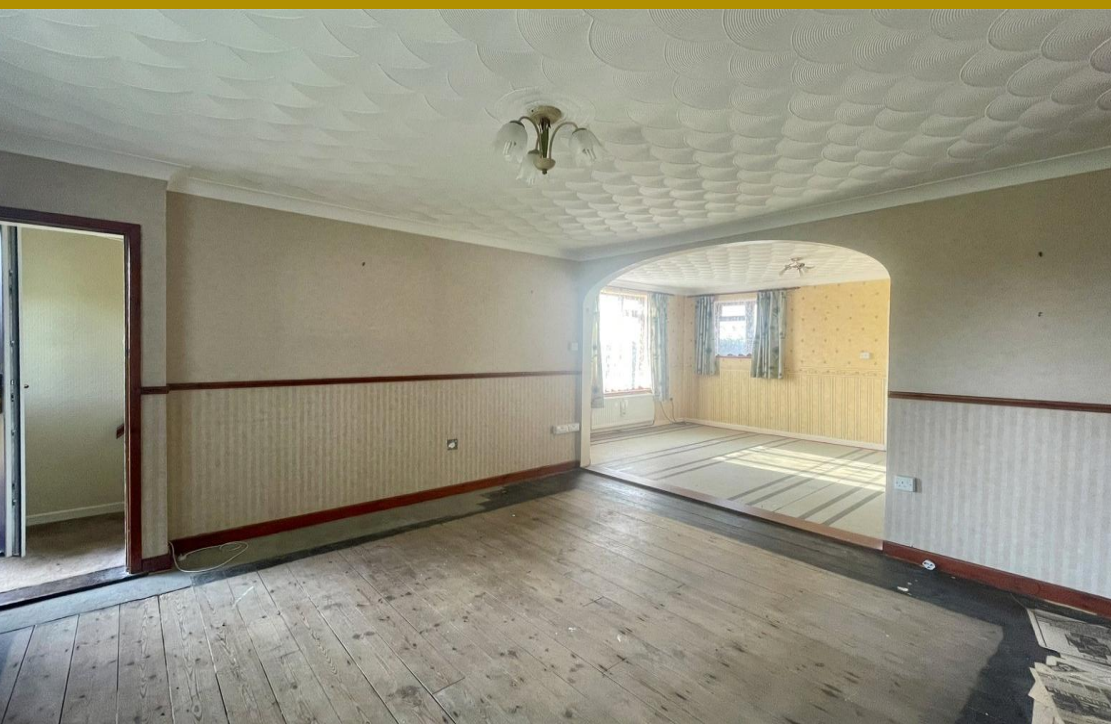
1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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