



High Street, Hopton, Diss, Suffolk, IP22 2QX

MARK · EWIN
BURY ST EDMUNDS

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2QX

Located in the well-served village of Hopton is this TWO bedroom, updated, semi-detached period character cottage with accommodation comprising of an open plan sitting/dining room with the sitting room having a period brick floor and characterful brick fireplace with a woodburner.

There is a modern kitchen along with an updated bathroom which benefits from underfloor heating. On the first floor there are two bedrooms. The property benefits from oil fired central heating and to the rear is a low maintenance enclosed garden mainly laid to shingle and a paved patio area.

Agents note: As per the Estate Agents Act 1979 we hereby disclose that a personal or connected Interest exists in the sale of this property.

Additional Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: B

Broadband: Standard & Superfast are available in this area via Openreach. (Source Ofcom)

Services: Mains Electric, Water and Drainage.

Heating offered via oil fired central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Proceed out of Bury on the A143 towards Diss. Pass through the villages of Great Barton and Ixworth and upon reaching the village of Stanton take the left hand turning towards Barningham. Follow this road through Barningham and upon reaching the village of Hopton continue on this road and the property can be found on the left hand side.

Location

The village of Hopton is an extremely well served village with a great selection of amenities including Village store, primary school, post office, chip shop, dentists and hairdressers. There is a regular bus service to the town of Bury St Edmunds and easy access to the A143 towards Bury and Diss.

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Accommodation:

Sitting Room 11' 11" x 13' 0" (3.62m x 3.97m)

Dining Room 8' 2" x 13' 1" (2.48m x 3.98m)

Bathroom 5' 11" x 7' 1" (1.80m x 2.15m)

Kitchen 9' 5" x 5' 4" (2.86m x 1.63m)

Bedroom One 11' 11" x 12' 11" (3.62m x 3.94m)

Bedroom Two 8' 0" x 9' 9" (2.45m x 2.97m)



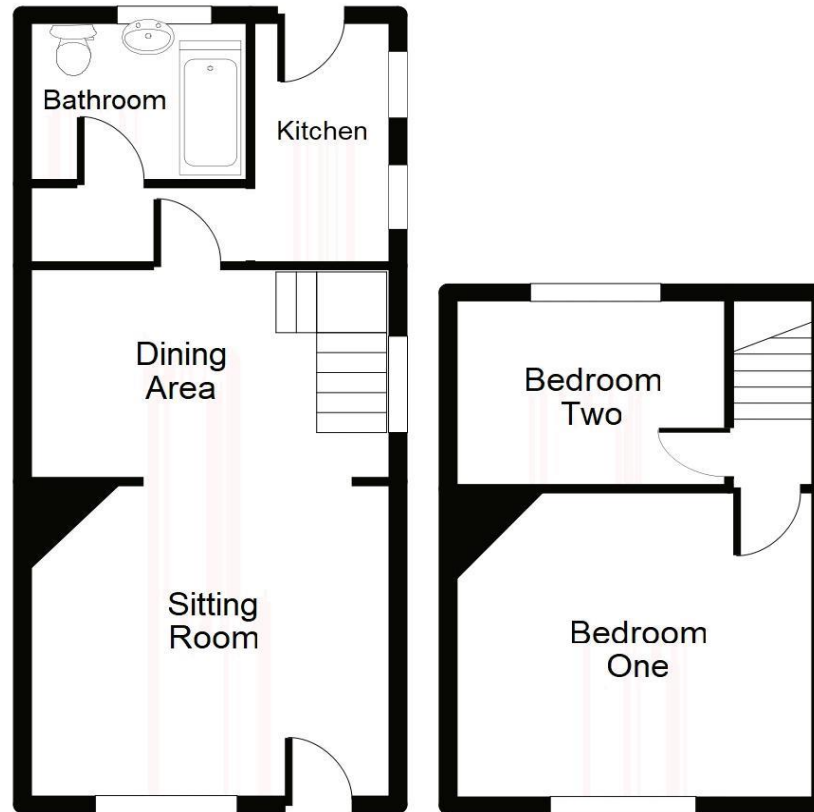
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Offers Over £220,000
Freehold



For identification only - Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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