



Tuns Field, Cockfield, Bury St. Edmunds, Suffolk, IP30 0HS

**MARK · EWIN**  
BURY ST EDMUNDS



## Tuns Field, Cockfield, Bury St. Edmunds, Suffolk, IP30 0HS

Located in the village of Cockfield is this well-presented two-bedroom semi-detached house offered at a 50% share.

The accommodation on the ground floor comprises an entrance hall, welcoming sitting room, open plan kitchen/dining room, cloakroom and rear lobby. The kitchen offers a range of attractive wall and base level units and offers space for an oven, fridge-freezer and washing machine.

Moving to the first floor, there are two good sized bedrooms, the principal benefits from a built-in wardrobe and the modern bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway. The rear garden offers a paved patio area with the remainder being laid to lawn and enclosed by fencing.

**\*Agents Note:** Any potential applicant will need to meet the criteria for Orwell Housing and have a connection to the local area. For more information, please contact the office.

### Additional Information:

Tenure: Leasehold

Lease Term: 99 years from 16 December 2008

Years Remaining: 82

Rent on Unowned Share: £284.48 per month

Service Charge: £33.36 per month

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric and Water. Heating via oil fired central heating and Drainage via a shared cess pit.

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



### Directions

Leaving Bury St Edmunds heading south along the A134, pass through the village of Great Whelnetham and take the left turning onto the A1141. Turn left into Howe Lane and Tuns Field can be found on the left hand side.

### Location

The village of Cockfield offers a village store, post office, public house and Primary School. Cockfield is situated just north of Lavenham and eight miles away from the historic town of Bury St Edmunds and ten miles from Stowmarket. Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.



### Accommodation:

Entrance Hall 6' 5" x 12' 4" (1.96m reducing to 1.06m x 3.76m)

Sitting Room 9' 10" x 9' 11" (3.00m x 3.73m)

Kitchen/Dining Room 12' 11" x 11' 11" (3.94m reducing to 3.46m x 3.64m)

Cloakroom 6' 3" x 3' 2" (1.90m x 0.97m)

Rear Lobby 5' 1" x 4' 9" (1.54m x 1.45m)

Landing 7' 3" x 6' 10" (2.22m x 2.08m)

Bedroom 14' 1" x 10' 1" (4.28m reducing to 3.93m x 3.08m)

Bedroom 9' 4" x 14' 0" (2.84m x 4.27m)

Bathroom 6' 9" x 6' 3" (2.05m x 1.90m)

Rear Garden

Driveway

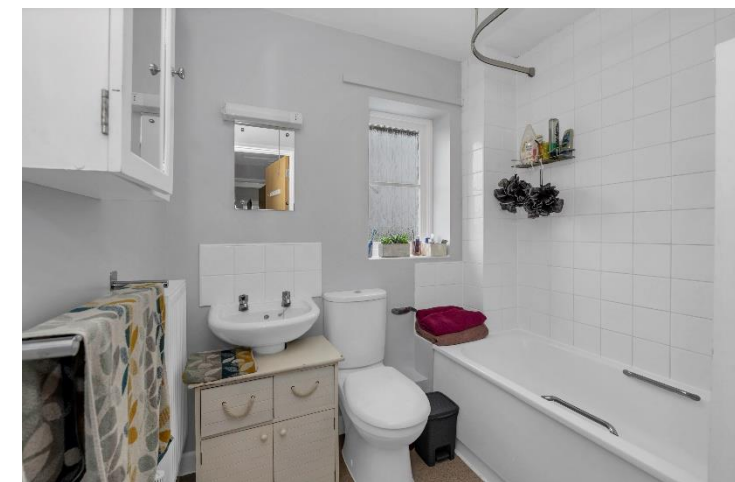
### Additional Information:

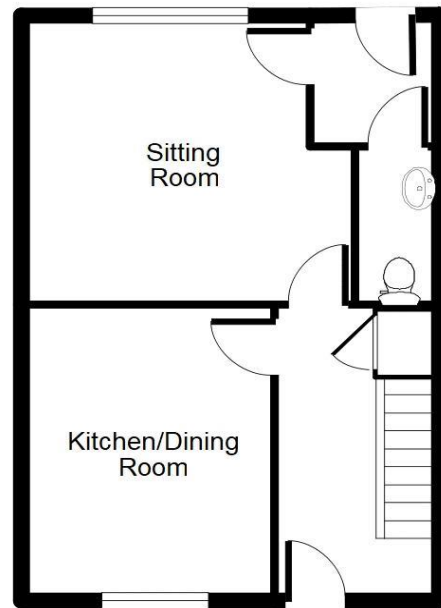
Council Tax Band: B

EPC Rating: TBC

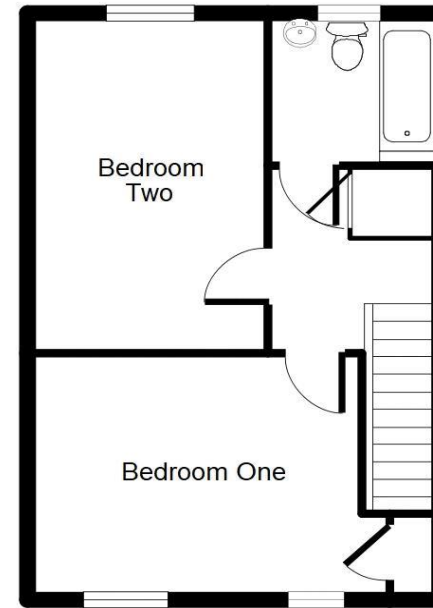
Tenure: Leasehold

50% Share £135,000  
Leasehold





Ground Floor



First Floor

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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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