



Church Green, Pakenham, Bury St. Edmunds, Suffolk, IP31 2LL

**MARK · EWIN**  
BURY ST EDMUNDS



## Church Green, Pakenham, Bury St. Edmunds, Suffolk, IP31 2LL

A delightful one-bedroom character cottage in the village of Pakenham. The accommodation comprises on the ground floor of a shared entrance hall, open plan sitting/dining/kitchen with a feature brick fire place and log burner.

Upstairs, a small landing leads to a bedroom and a bathroom.

Outside, parking is offered via a shared driveway. The garden is enclosed by fencing with shingle paths, an area laid to lawn and a paved patio. Parking is offered via a shared driveway with space for one car for this property.

**Agents Note:** This property is Grade II listed and situated in a conservation area.

### Additional Information:

Tenure: Freehold

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

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

Services: Mains Electric, Water and Drainage. Heating via electric heaters and a woodburner. (Please note that none of these services have been tested by the selling agent.)



### Directions

Leave Bury St Edmunds on the A143 toward Diss. Continue through the village of Great Barton and turn right onto Thurston Road. Take the next left onto Pakenham Road and follow until you reach the street in Pakenham. Bear right onto Church Hill where the property can be found via our For Sale Board. The property itself is found at the rear of a row of terrace properties.

### Location

Pakenham is a village with local facilities including a village post office / store, church, village hall and the historic watermill and windmill. Just under 6 miles, the historic market town of 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:

Shared Hallway 5' 3" x 5' 0" (1.59m x 1.52m)

Sitting/Dining/Kitchen 15' 5" x 17' 9" (4.69m x 5.40m)

Bedroom 8' 9" x 9' 5" (2.67m reducing to 1.43m x 2.87m reducing to 1.68m)

Bathroom 6' 7" x 5' 11" (2.01m x 1.80m)

Garden

Shared Driveway



### Additional Information:

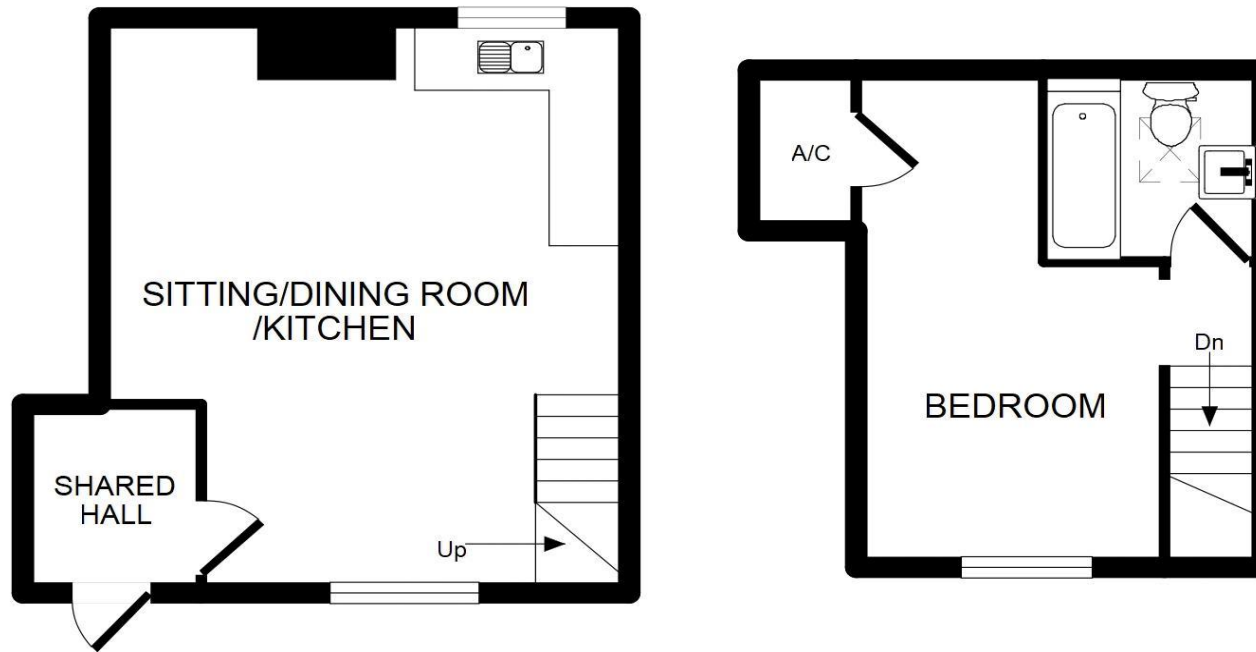
Council Tax Band: A

EPC Rating: F

Tenure: Freehold

Guide Price £175,000

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.

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

01284 217530 team@markewin.co.uk  
77 St Johns Street, Bury St Edmunds  
Suffolk, IP33 1SQ

