



Chapel Cottage, Fenn Lane, Newbourne, Woodbridge, IP12 4NZ

£350,000

DIAMOND MILLS & CO.
Incorporating R.J. GIRLING
Established 1908

Tel: Felixstowe 01394 282281 or Ipswich 01473 218600

Situated in the sought after village of Newbourne, a superbly presented semi detached cottage positioned opposite the popular public house 'The Fox Inn.

ENTRANCE PORCH

Quarry tiled floor. Window to front and side aspects. Feature window through to living room.

ENTRANCE HALL

Doors off to:-

LIVING ROOM

12' 8" x 11' 6" (3.86m x 3.51m) Radiator. Log burner with exposed brick chimney breast. Window to side aspect. Door to staircase to first floor. Feature window through to entrance porch.

KITCHEN DINER

16' 7" x 9' 11" (5.05m x 3.02m) Quarry tiled floor to kitchen area and engineered oak flooring to dining area. Fitted kitchen comprising range of eye and base level units, laminate worktops, plumbing for automatic dishwasher, built in electric double oven, one and half bowl stainless steel sink unit, electric four ring hob, tiled splashbacks, three windows to side aspect, radiator, traditional built in cupboards, stable door to courtyard garden. Door to:-

UTILITY ROOM

Quarry tiled floor. Plumbing for automatic washing machine. Laminate worktop and base level cupboard. Space for fridge freezer. Window to front aspect.

FIRST FLOOR LANDING

Window to front aspect. Loft hatch. Doors off to:-

BEDROOM 1

12' 1" x 11' 7" (3.68m x 3.53m) Radiator. Window to side aspect. Built in cupboard. Two built in wardrobes.

BEDROOM 2

10' 00" x 8' 1" (3.05m x 2.46m) Radiator. Window to side aspect.

FIRST FLOOR BATHROOM

Tiled floor and part tiled walls. Contemporary white suite comprising low level WC, pedestal wash hand basin with tiled splashbacks, bath unit with shower over, chrome heated towel rail, window to side aspect.

OUTSIDE

The front of the property has been improved by the current owner with traditional railings to the front boundary, established front garden well stocked with a variety of shrubs, oil tank, single gate to courtyard garden where there is a covered well and a storage shed for bikes and garden furniture, currently used as a miniature brewery. There is a wall fitted washing line included in the sale.

IMPORTANT INFORMATION

We understand that mains electricity, water and drainage are connected to the property with heating being oil fired central heating.

COUNCIL TAX BAND

Band 'C'.

EPC

Rating 'E'.

COUNCIL TAX BAND

Council Tax Band

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

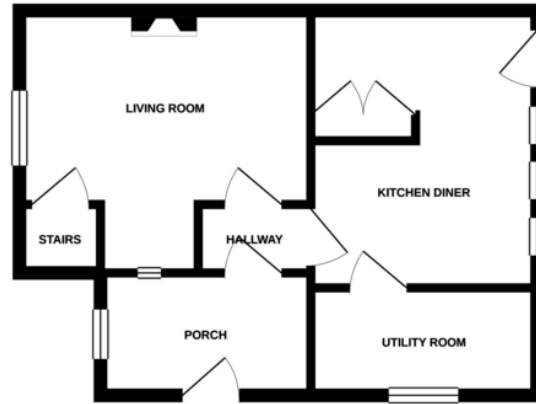
- These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- All measurements are approximate.

VACANT POSSESSION ON COMPLETION**VIEWING**

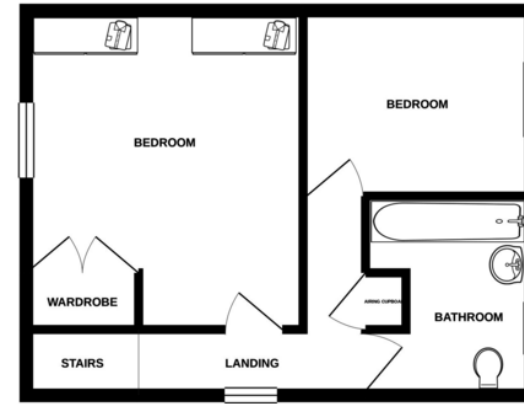
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2021