



QUILLS COTTAGE 27A SWAN STREET

FROST & PARTNERS

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BOXFORD, SUDBURY | SUFFOLK | CO10 5NZ



A charming and very well presented two bedroom period cottage with kitchen, sitting room, first floor bathroom and external store, together with a courtyard garden and a close by designated off road parking space. All located in the heart of the popular village of Boxford, just a short walk from the local shops, doctors surgery and primary school.

As you enter the property, there is a sitting room with a large picture window to the front overlooking Swan Street, door to the kitchen, staircase rising to the first floor, Victorian feature fireplace, built-in window bench and under stairs storage cupboard. The kitchen has a glazed door with windows to each side overlooking and leading out to the courtyard garden and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards below, matching wall mounted cupboards, integrated oven with four burner hob, part tiled walls, space for fridge and space and plumbing for a washing machine.

On the first floor, there is a landing with doors to the two double bedrooms and bathroom. Bedroom 1 has dual aspect windows to the front and rear and built-in wardrobes and bedroom 2 has a window to the front.

The bathroom has a window to the rear and a white suite comprising a free-standing clawfoot bath, low level wc, vanity wash bowl with storage below and a built-in cupboard.



Outside, there is a courtyard garden to the rear, which is laid mainly to shingle with double doors to an external store and a rear access gate. All bounded by brick walling. There is also a designated off road parking space to the rear.

Services

Mains electricity, water and drainage are connected.

Guide Price - £250,000

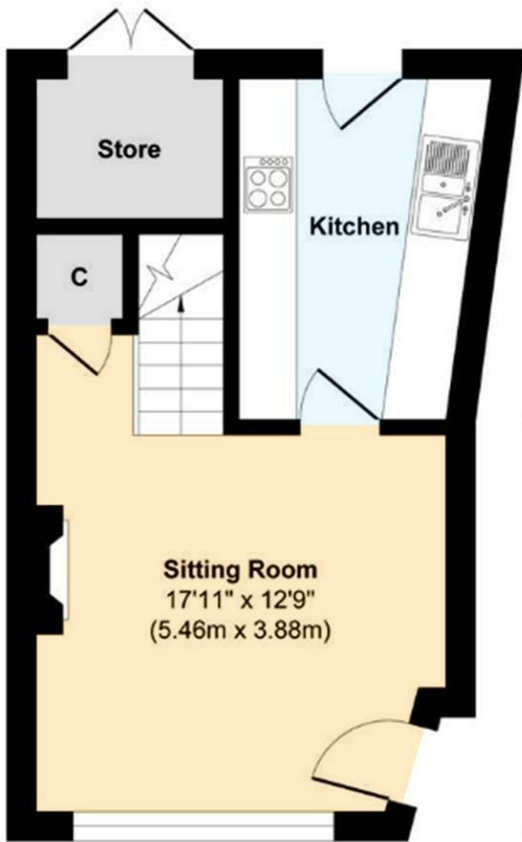
Additional Information

Tenure: Freehold

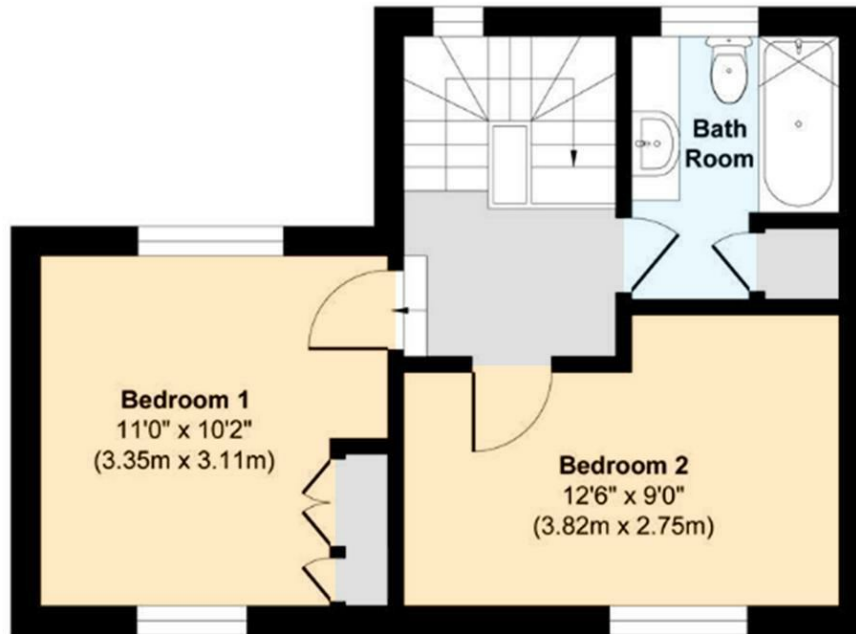
Local Authority: Babergh District Council

Council Tax: B

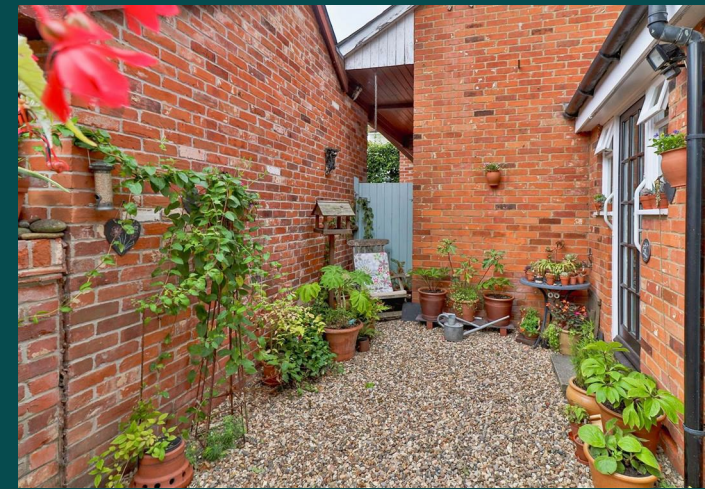




Ground Floor
 Approximate Floor Area
 291 sq. ft
 (27.09 sq. m)



First Floor
 Approximate Floor Area
 361 sq. ft
 (33.58 sq. m)



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	