



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

HIGH STREET, WICKHAM MARKET, IP13 0QY

TENURE : FREEHOLD

GUIDE PRICE £275,000

- Character Cottage
- Two/Three Bedrooms
- Cellar
- Outbuilding
- Gas C/H & Double-Glazing
- No Onward Chain



# THE ACCOMMODATION



## **Dining Room** 3.79m x 3.24m (12' 5" x 10' 8")

With window to front aspect, door to the kitchen and to the...

## **Living Room** 3.68m x 3.29m (12' 1" x 10' 10")

With window to front aspect.

## **Kitchen** 5.03m x 2.60m (16' 6" x 8' 6")

(Max measurements provided) Fitted with wall and base cabinets, work surfaces, gas cooker point, plumbing for washing machine and dishwasher, window and door to rear aspect overlooking and giving access to the rear garden, door to the CELLAR; providing excellent storage space, and a door to the stairs leading to the first floor...

## **Study/Bedroom Three** 3.72m x 2.53m (12' 2" x 8' 4")

(Max measurements provided) With window to rear aspect, wall mounted boiler and doors to...



## **Bedroom One** 3.84m x 3.42m (12' 7" x 11' 3")

With window to front aspect.

## **Bedroom Two** 4.32m x 2.93m (14' 2" x 9' 7")

With built-in wardrobe and window to front aspect.

## **Bathroom**

Fitted with a three-piece suite comprising WC, wash basin and panelled bath with shower over. Window to rear aspect.

## **Outside**

To the side of the property is a gated access in to the rear garden, which has a patio area, lawn and planting beds and access to a Home Office/Studio which has power and light connected, is fully insulated and sound-proofed comprising two areas.; a smaller office of 3.40m x 2m (including a separate WC and wash basin connected to mains drainage), and a larger room of 4.16m x 2.84m with glazed entrance doors.

## THE PROPERTY & LOCATION

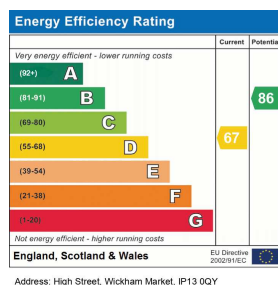
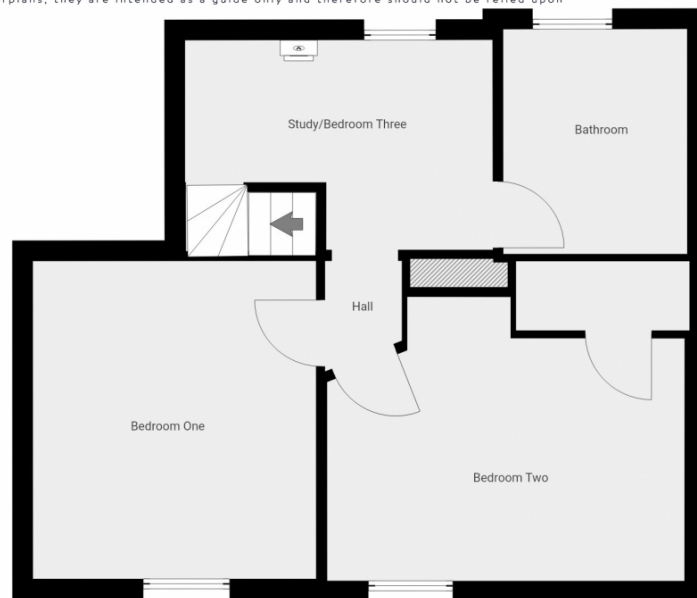
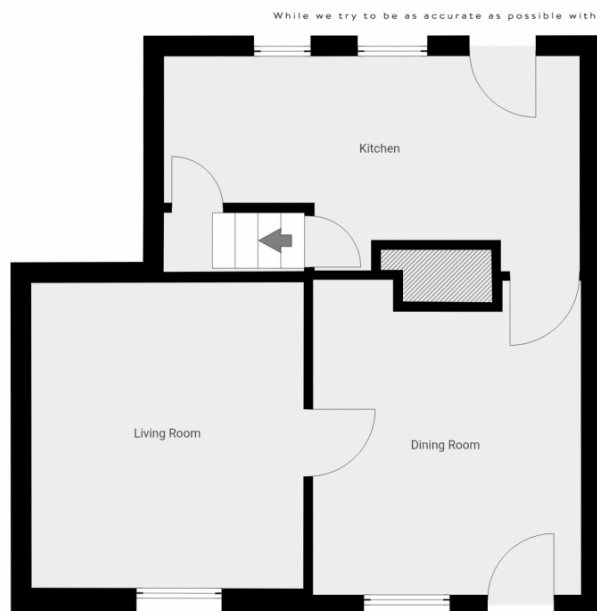
A spacious and well-maintained character cottage situated within the popular village of Wickham Market. The property comprises a dining room, living room, kitchen, landing bedroom/study, two double bedrooms, bathroom, cellar, outside studio/home office with WC. There's a gas central heating & double glazed windows, and no onward chain.

Wickham Market is a large village with an excellent range of amenities on offer including a range of shops, restaurants, doctors surgery, library, dentist, a primary school and a church. The A12 is within easy reach, along with Woodbridge, and there's a mainline railway station at Campsea Ashe and regular bus services to Ipswich and Aldeburgh.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000





**Council Tax Banding : B**

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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### Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given