



hizzy
property

www.hizzyproperty.co.uk



ROSE & CROW
RESTAURANT

POST OFFICE

ELMSETT POST OFFICE
General Stores
AND OFF LICENCE
Tel. 01473 658210



EASY AMERICAN
BUY YOUR COPY TODAY



The Post Office Stores The Street, Elmsett, IP7 6PA

Offers over £400,000

About the property

A 3 bedroom detached village property offered for sale to include a village shop, (currently closed) and pleasantly located in the heart of this well regarded community. The property itself offers a versatile layout which includes a fitted kitchen, living room overlooking the garden, an impressive dining room, utility room, a small office and a downstairs shower room and bedroom. Upstairs, there are two bedrooms along with a walk through room which could be used as a dressing room, nursery or an occasional bedroom. There is also a family bathroom on the first floor.

PLEASE NOTE: If a mortgage is required then we strongly recommend that you check with your finance provider what their lending criteria is regarding a mixed use property, (Part Residential/Part Commercial).

About the shop

The shop ceased trading in March 2024. The space is located to the front along with a further retail space which is used for the sale of stationery and gift cards with a kitchenette. The shop is fitted and equipped with a full range of convenience goods, a lot of which are from local producers and include frozen and chilled products, an off licence, confectionery, newspapers, magazines, cigarettes, fresh fruit, vegetables, greetings cards and stationery. The store is also a National Lottery Ticket agent. The shop also has an alcohol and tobacco license. The current owners are exempt from paying Business Rates however, you should satisfy yourself with regards to how this might affect yourself. Note: The contents of the shop including the stock is available under separate negotiation.

Outside

A generous sized rear garden laid mainly to lawn with a paved patio. There is also a garage with storage area. Greenhouse and garden shed.

Useful info



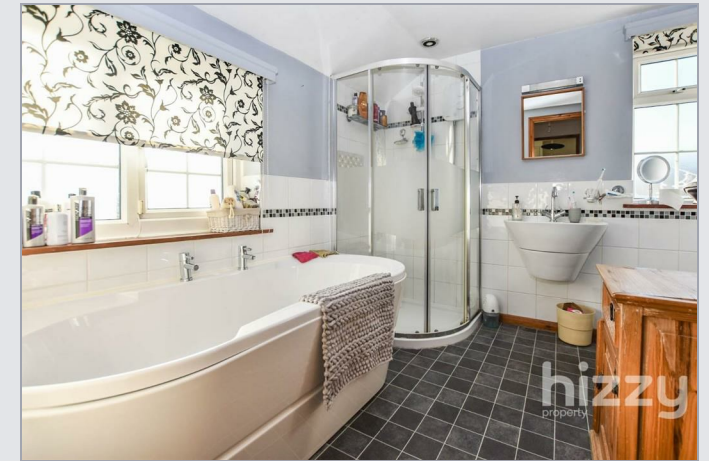


hizzy
property

- Detached Cottage with Adjoining Village Shop (currently closed)
- Impressive Dining Room
- Small Office plus Plenty of Storage Area's
- Nursery Room (Walk through to bedroom 1)

- Three Bedrooms, (Two up/One Down)
- Kitchen and Utility Room
- Generous Sized Rear Garden

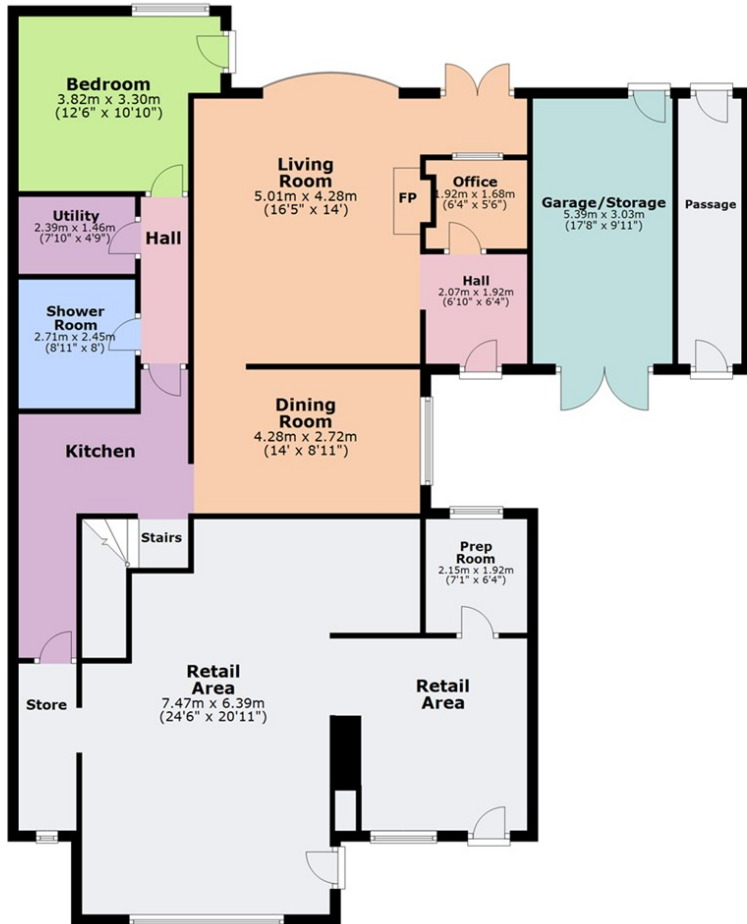
- Living Room Overlooking the Garden
- Bathroom & Downstairs Shower Room
- Garage and Storage





hizzy
property

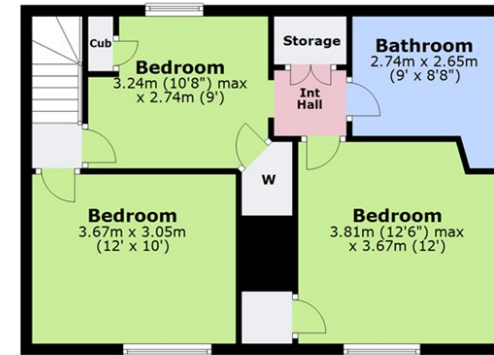
Ground Floor



Total area: approx. 235.1 sq. metres (2530.8 sq. feet)

The floor plan is intended as a guide only.
Plan produced using PlanUp.

First Floor



EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78			

Energy Efficiency Rating: A (78) - Very energy efficient - lower running costs. Environmental Impact (CO₂) Rating: A - Very environmentally friendly - lower CO₂ emissions.

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



hizzy
property

01473 875101
hello@hizzyproperty.co.uk