



THE COTTAGE

Monks | Leigh | Suffolk



Chapman Stickels

THE COTTAGE, THE STREET, MONKS ELEIGH, SUFFOLK, IP7 7AU

A SPACIOUS MID-TERRACE VICTORIAN COTTAGE WITH A
SOUTH FACING GARDEN

Hadleigh – 6 miles

Sudbury – 8 miles

Bury St Edmunds – 16 miles

-
- Sitting room • Kitchen/dining room • Bathroom • 3 bedrooms •
 - South facing rear garden •





The Property
Located in the village centre, The Cottage is a fine example of a Victorian terraced cottage, which has retained much of its character, with feature fireplaces, lofty ceilings, and exposed floorboards.

A pine panelled reception lobby opens into a well-proportioned sitting room with a tiled floor and a central fireplace. The kitchen/dining room is fitted with a solid fuel Rayburn which provides the hot water and central heating, built in oven and hob, plumbing for dishwasher and washing machine and a part feature brick floor. The tiled bathroom lies adjacent to the kitchen/dining room.

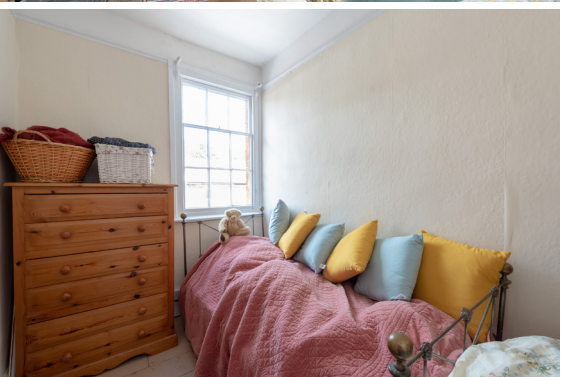


On the first floor there are two double bedrooms and a single bedroom.

Outside, the south facing garden is paved with a further area of ground to the rear.

Agents note
The entire house was re-roofed in June 2021.

Location
Monks Eleigh is an attractive village set within the Suffolk countryside, with a popular pub and community shop/post office. The excellent Hollow Trees Farm Shop is nearby with the market towns of Hadleigh and Sudbury both within easy reach.

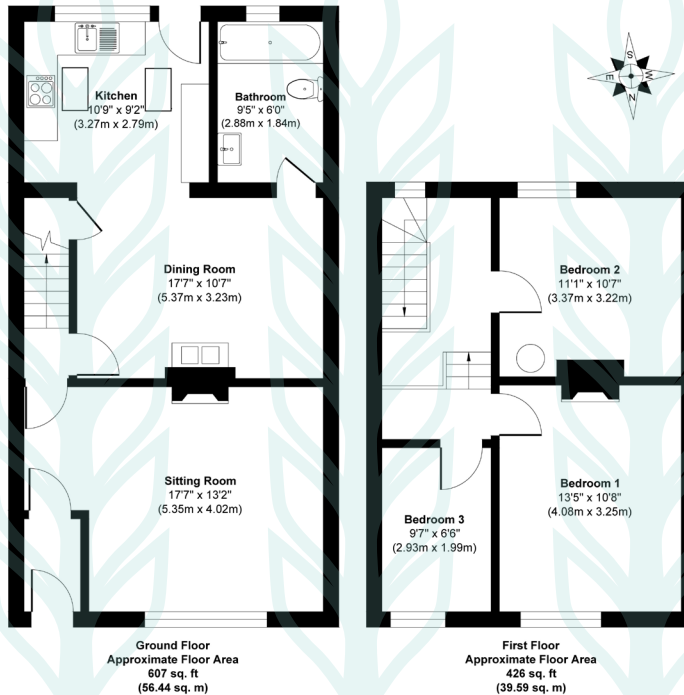


Services
Mains water, electricity, and drainage.

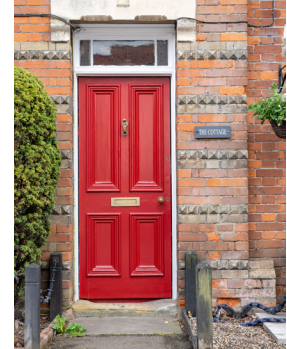
Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band C (2023)

EPC Rating
Current F(33). Potential C(71).

The Cottage , The Street , Monks Eleigh, IP7 7AU



Approx. Gross Internal Floor Area 1033 sq. ft / 96.03 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.



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