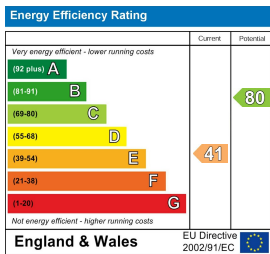


- Grade II Listed Cottage
- Large Lounge with Wood Burner
- Large Kitchen/Dining Area with AGA
- Modern first floor Bathroom
- 2 Double Bedrooms
- Large Rear Garden overlooking fields to rear
- Outhouse/Shed
- Off Street Parking
- Rural Location with good links to Sudbury and Colchester
- No Onward Chain



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The Street  
Sudbury, CO10 5LJ

£325,000  
: Deposit  
: Available Date

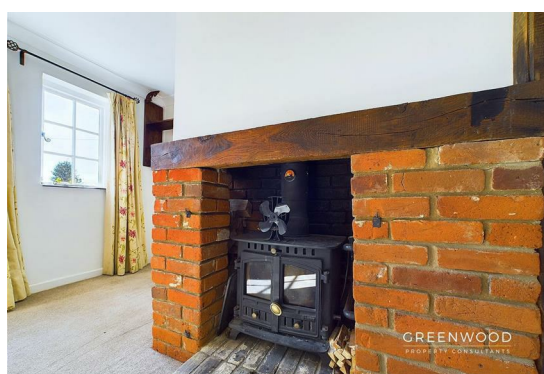


Essex House  
42 Crouch Street  
Colchester  
Essex  
CO3 3HH

<http://www.greenwoodpc.co.uk>  
[sales@greenwoodpc.co.uk](mailto:sales@greenwoodpc.co.uk)  
01206 616820

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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## Property Description

GUIDE PRICE £325,000 - £340,000

Welcome to this charming Grade II listed cottage located on The Street in Assington, Sudbury. This delightful property, built in 1820, boasts a rich history and character that is sure to captivate your heart.

As you step inside, from the entrance porch, you are greeted by a cosy reception room where you can unwind by the inviting log burner (with back boiler) after a long day. The kitchen/ diner has an Aga, granite worktops, ceramic sink, original brick floor and solid wood units with a rear lobby providing access onto the garden.

With two double bedrooms, enhanced by ornate cast iron radiators and a well-appointed modern bathroom, this cottage offers a comfortable living space perfect for a small family or those seeking a peaceful retreat.

One of the highlights of this property is the large garden, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. Imagine hosting summer barbecues or sipping your morning coffee surrounded by the tranquility of nature. There is a brick out-house with power and light and a separate log store.

Conveniently located within a short walk to the popular Shoulder of Mutton Public House, you can easily enjoy a meal out or socialise

with friends and neighbours. Additionally, with parking available for one vehicle, you'll have peace of mind knowing you have a designated space for your car. Assington is approximately 10 miles from Colchester City and just 5 miles from the market town of Sudbury.

This cottage, with its 861 sq ft of living space, offers great potential for improvement, allowing you to put your personal touch and create the home of your dreams. Don't miss out on this fantastic opportunity to own a piece of history in a picturesque village setting.

The property has Oil Fired heating, a Septic Tank system which is shared with the neighbouring property and adjoining properties have Right of Access across the rear garden. CHAIN FREE



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