



LEE WILKINSON

POWERED BY
exp UK

Vinns Cottage, Wickham Street

Offers In Excess of £325,000

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- Wealth of character features
- Great access to local towns
- Large sitting room
- Great kitchen with range cooker
- Log burner
- Easy maintenance outside space
- Off road parking
- Shed and log store
- Ref LW0712



Lee Wilkinson Estate Agents powered by eXp are pleased to present, this lovely three bedroom character cottage set on Wickham Street, in the village of Wickhambrook. The property possesses a wealth of character features, off road parking for 2/3 cars, and a small garden area which is easy to maintain. Wickham Street is situated almost equidistantly between Newmarket, Haverhill and Bury St Edmunds, whilst also providing good access to Sudbury and Cambridge. The property is sold with no onward chain, as has previously been rented out successfully for a number of years.

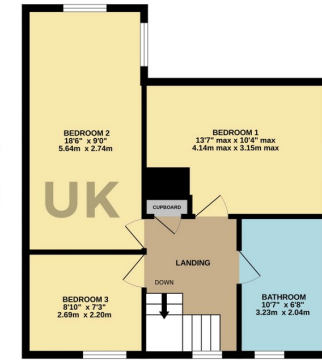
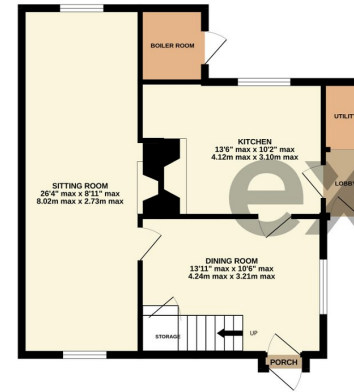
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GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.

1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA - 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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