

oakheart

£250,000

Price Guide
Finch Hill, Bulmer

****GUIDE PRICE £250,000-£275,000**** Available with NO ONWARD CHAIN and occupying a discreet setting within the quiet Suffolk village of Bulmer is this well appointed two bedroom cottage. Enjoying generous internal accommodation space with well appointed gardens to the front and rear, this property is not one to be missed!

Entry to this home is gained via an internal entrance hall allowing space to store coats and shoes. The lounge is generous in size

making a feature of an exposed red brick fireplace with free standing wood burning stove sat upon a brick hearth and stairs rising to the first floor. The kitchen/diner is located to the rear of the property enjoying a traditional finish featuring a range of wooden surfaces, integral oven with four ring induction hob, stainless steel extractor fan and tiled splashbacks and flooring with door opening to the rear garden. To the first floor are two impressively proportioned bedrooms, both of which allow space

to accommodate double beds. The family bathroom enjoys a fully tiled finish comprising of a panel bath, low level WC and vanity unit.

The rear garden provides a mature and tranquil setting commencing with a paved seating terrace that furthers to an expanse of lawn enclosed by mature shrubs and hedges.

Call Oakheart today to arrange your viewing!

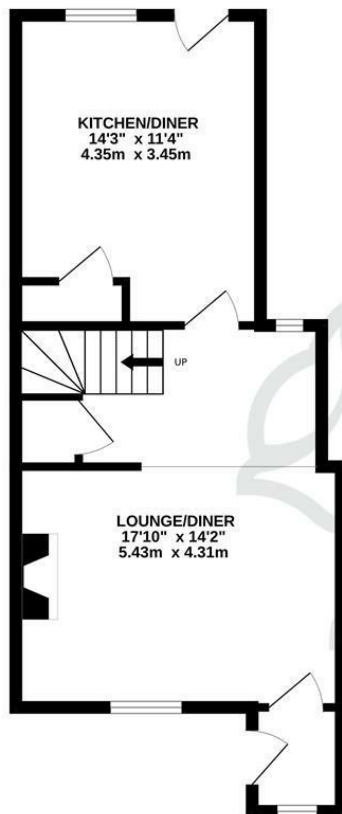




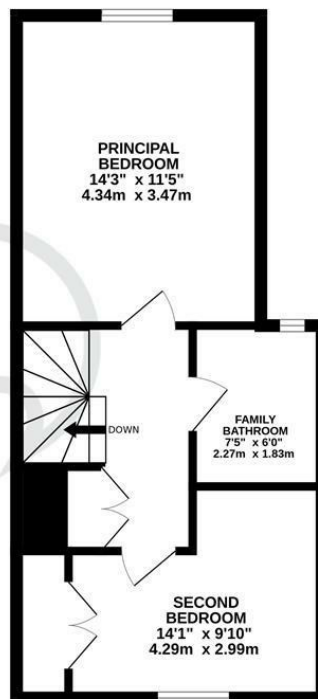




GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.
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Local Authority:

Tenure:
Freehold

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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