



Ivy Cottage, Hacheston, Suffolk



Ivy Cottage is a DETACHED period property in need of complete renovation, set back from the road, with amazing grounds of approximately 0.4 of an acre (sts).
****OFF ROAD PARKING****

LOCATION Hacheston is a popular pretty village, very well located between Woodbridge and Framlingham, with Wickham Market close by, all having excellent amenities, shops and supermarkets. Hacheston has a modern village hall, a well equipped enclosed children's playground, along with surrounding playing fields. The village benefits from a generously stocked farm shop and garden centre, with cafe. The local railway station at Campsea Ashe provides direct access to Ipswich, with mainline links to London, Norwich, Cambridge and Peterborough. There is a bookable 'Katch' local bus service available. Hacheston is conveniently situated for a wide selection of schools and colleges. The coastal town of Aldeburgh, the internationally renowned Snape Maltings Concert Hall and the 12th Century Framlingham Castle are all within easy reach.



- **Entrance Hall**
- **Sitting Room and Dining Room**
- **Kitchen**
- **Downstairs Bathroom**
- **Main Bedroom**
- **Further Double and Single Bedroom**
- **Large plot of approx. 0.4 of an acre (sts)**
- **Off Road Parking**
- **NO ONWARD CHAIN**

IVY COTTAGE - INTERIOR You step into the Entrance Hall with a large understairs storage cupboard. To the left is the Sitting Room which is dual aspect and has a brick built fireplace. To the right of the hallway is the Dining Room which has a deep cupboard with shelving and a window to the front and an opening into the Kitchen. There are some melamine units with a composite sink and taps, space for oven and space for washing machine, window overlooking the rear garden and a door to the garden. A Lobby is off to the left with a window and then this in turn takes you through to the shower room which comprises a shower, wash hand basin nestled in a vanity unit and a close coupled wc. Upstairs there is a landing window overlooking the garden. The main bedroom is a double bedroom and is dual aspect. Bedroom 2 is also dual aspect and has a large wardrobe/airing cupboard housing a Valliant gas boiler. Bedroom 3 is a small double with a window overlooking the rear. This completes the accommodation for this property so please call 01728 724566 for a viewing of this property which would suit investors and renovators alike



IVY COTTAGE - EXTERIOR Ivy Cottage has a driveway to the side which leads to a garden of approximately 0.4 of an acre (sts) so there is plenty of room to extend the cottage if required. Please note that the neighbour has pedestrian right of way over the front garden to get to their side gate. The rear garden has a plethora of trees and shrubs, shed and patio area outside the kitchen door.



TENURE The property is freehold and vacant possession will be given upon completion.

SERVICES Gas fired central heating Private treatment plant, mains water and electricity,

LOCAL AUTHORITY East Suffolk District Council

Tax Band: D

EPC: TBC

Postcode: IP13 ODT

FIXTURES AND FITTINGS The house is sold as seen

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Approximate total area⁽¹⁾
79.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

FOIA 2000



Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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