

EST.  1993

JENNIE JONES

ESTATE AGENTS



Forge Cottage, Grove Road, Friston. IP17 1PP

GUIDE PRICE

£295,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE PORCH; SITTING ROOM; DINING ROOM; GARDEN ROOM; KITCHEN;
TWO BEDROOMS; FRONT AND REAR GARDEN; PARKING.**

THE PROPERTY

A two-bedroom Victorian semi-detached cottage offers cozy living with immense potential.

The property features a functional entrance porch, a sitting room with a characterful feature fireplace, a dining room, a compact kitchen, and a garden room leading to the rear garden. Upstairs, there are two bedrooms a bathroom. And separate WC

While slightly dated, the cottage provides an excellent opportunity for personalization and modernization. Outside, the home benefits from private front and rear gardens, along with the added convenience of on-site parking.

This delightful cottage offers the perfect blend of village charm and coastal living, making it an ideal home or investment opportunity.

LOCATION

Nestled in the heart of the Suffolk countryside, Friston is a picturesque village located approximately 4 miles from the renowned coastal town of Aldeburgh. This serene locale offers a harmonious blend of rural tranquillity and accessibility to the Suffolk Heritage Coast.

Friston is characterised by its charming village green, a focal point for community events such as open gardens, vintage car displays, and the annual Christmas Fayre. The village's proximity to the River Alde and the RSPB reserve at Snape Warren makes it an ideal spot for nature enthusiasts and those seeking peaceful walks amidst scenic landscapes .

LOCAL AUTHORITY

East Suffolk Council,

COUNCIL TAX BAND: = TBC

SERVICES:

We understand that mains water, electricity and drainage are connected. Electric Heating.

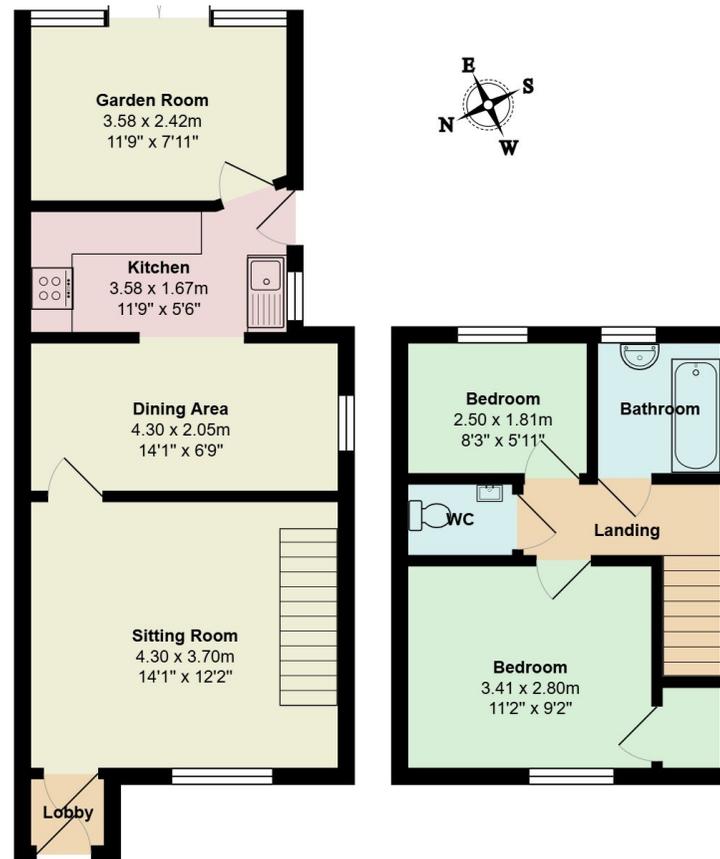
TENURE: Freehold

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING: = E



Total Area: 68.2 m² ... 734 ft²

All measurements are approximate and for display purposes only

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.







