



**The Surgery Church Hill, Hoxne Eye IP21 5AT**

**welcome to**

## **The Surgery Church Hill, Hoxne Eye**

**\*\*TENANT IN SITU\*\*** A great opportunity to acquire a one bedroom single storey Grade II listed semi detached cottage located in a sought after location in Hoxne. The property retains some period features including arched windows overlooking the generous garden.

### **Location**

Church Hill is in the heart of Hoxne village and is a delightful rural hamlet within easy reach of all parts of the country and on the door step of some of north Suffolk's rolling countryside. Hoxne is a thriving village that offers a post office, local shop, primary school, as well as a public house, The Swan. The nearby towns of Eye and Diss provide everything for your daily needs. There are frequent mainline trains to London Liverpool Street station from Diss.

### **Accommodation**

#### **Kitchen**

11' 6" x 15' 10" ( 3.51m x 4.83m )  
Front aspect glazed window and door. Fitted kitchen with wall and base units, inset sink, loft hatch, electric cooker with hob, original tiled flooring, integrated appliances including fridge/freezer and washing machine. Doors to;

#### **Lounge**

10' 7" x 18' ( 3.23m x 5.49m )  
Dual aspect glazed windows, rear aspect stable door leading our into the rear garden, original tiled flooring, radiator, tv and telephone points.

#### **Bedroom**

7' 1" x 10' 6" ( 2.16m x 3.20m )  
Side aspect glazed window, original tiled flooring and radiator.

#### **Bathroom**

Front aspect glazed window, wc, wash hand basin, fully plumbed shower with rainfall shower head and additional shower, fully tiled walls, extractor fan, heated towel rail and original tiled flooring.





### **Outside**

Embracing the outdoors, this enchanting garden boasts a blend of functional spaces and natural beauty. At its heart lies a patio and shingled area, providing an expansive space for outdoor entertainment and relaxation. Whether hosting gatherings or simply enjoying a morning coffee, the large patio offers ample room for seating arrangements and al fresco dining. Beyond the patio, a large lawn area stretches out with planted shrubs and raised flowers beds.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Oil Fired Central Heating

**Council Tax Band: A**



***view this property online*** [williamhbrown.co.uk/Property/DSS109231](http://williamhbrown.co.uk/Property/DSS109231)



welcome to

## The Surgery Church Hill, Hoxne Eye

- Grade II Listed Cottage Situated In A Village Location
- Spacious Kitchen/ Diner With Integrated Appliances
- Large Rear Aspect Lounge
- Double Master Bedroom
- Modern Shower Room
- Private Wrap Around Garden
- Benefits From Oil Fired Central Heating
- Offered With A Tenant In Situ

Tenure: Freehold EPC Rating: E

**£230,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**view this property online** [williamhbrown.co.uk/Property/DSS109231](http://williamhbrown.co.uk/Property/DSS109231)



Property Ref:  
DSS109231 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01379 644719**



[Diss@williamhbrown.co.uk](mailto:Diss@williamhbrown.co.uk)



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



[williamhbrown.co.uk](http://williamhbrown.co.uk)