



THE ANNEXE

BERRY COTTAGE BRIDGE STREET BRAMFIELD IP19 9JA



A TWO BEDROOM END OF TERRACED COTTAGE, WITH OFF ROAD PARKING, COURTYARD GARDEN, ALL WITHIN THE POPULAR VILLAGE OF BRAMFIELD.

In the pretty village location of Bramfield, currently being used as a successful holiday let, immaculate and ready to move straight in to, this end of terraced house is one to view!

Leading through the main front door, you are welcomed straight into the sitting room, with stairs up to the first floor and French doors out to the courtyard garden. The kitchen/dining room is a dual aspect room, with a range of base units and space for appliances.

Upstairs on the first floor you have the landing where there is an airing cupboard. Bedroom one is a double room which overlooks the front aspect with a fitted wardrobe and cupboard over the stairs that is shelved to give extra storage. Bedroom two is a small double room overlooking the front aspect. The family bathroom boasts a bath with a shower over, toilet, basin and Velux window, flooding the bathroom with natural light!

Outside, there is off road parking on the shingled driveway at the front. The courtyard garden to the side is a good size, the perfect spot to sit and enjoy some Al Fresco dining!

Services : Mains water, drainage and electricity are connected. Heating is provided for by way of electric, via storage heaters. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

Viewings : Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553. Please note the vendor will do all viewings.





OFFERED
CHAIN
FREE

FLOOR PLAN

GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.

1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : 01986 872553

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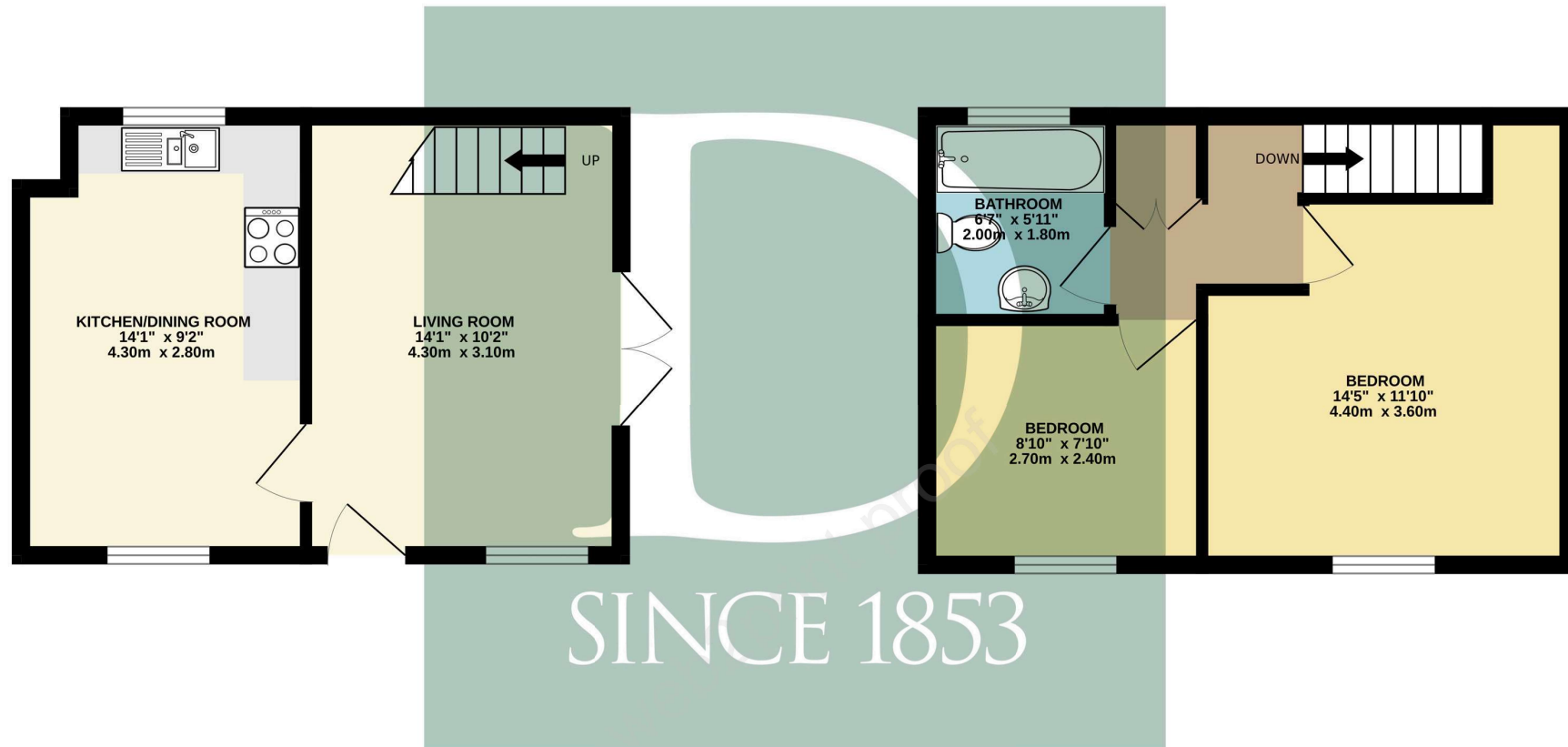


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