

44 LOW STREET  
HOXNE, EYE, IP21 5AS





A charming one bedroom character cottage in need of refurbishment located in the desirable village of Hoxne.

**The Property is a charming one bedroom semi detached cottage, which we believe dates back to the 16th Century and is located in the desirable village of Hoxne. The property is need of refurbishment and offers great potential. Entering the property through the front door takes you into the sitting room when there is an open fire place doors to the kitchen and bathroom and stairs rising to the first floor where you have a landing with a door leading to the bedroom. Outside there is a separate garden with a brick built outbuilding.**

#### LOCATION

Hoxne is a quaint village just 3 miles from Stradbroke which hosts health facilities, sports facilities and public house. Harleston (5 miles) offers a larger range of services including schools and shops. The village of Fressingfield is just a short drive too. Diss lies 10 miles away and offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

#### SERVICES

Mains water, electrics and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

#### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band A

#### ENERGY PERFORMANCE

TBC

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

#### BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.



1



1



1



5.3  
Miles



TBC

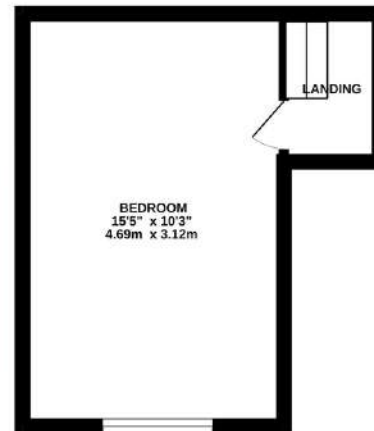
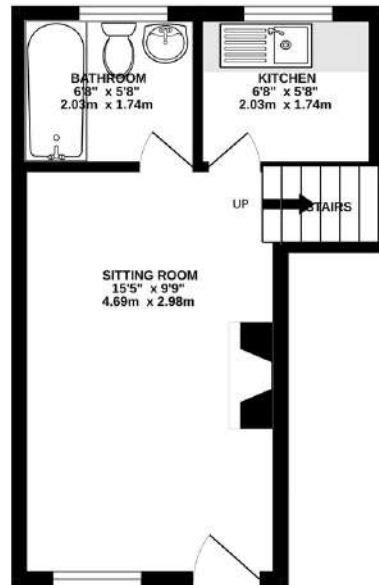






## FLOOR PLAN

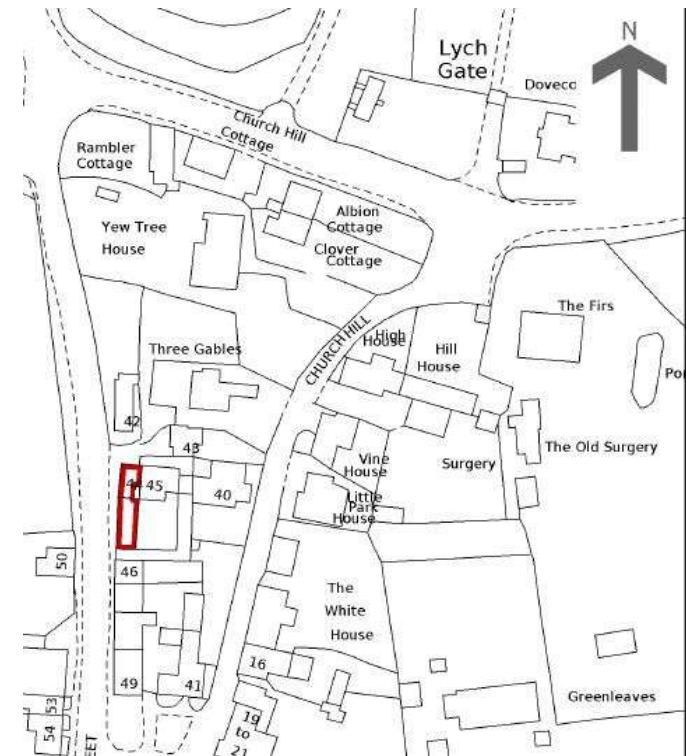
GROUND FLOOR  
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA: 400 sq.ft. (37.2 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.  
Made with Metreplex 05024

## LOCATION PLAN



**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, 2b Market Hill, Diss, Norfolk,  
IP22 4JZ

Tel : **01379 642233**

Email : **diss@durrants.com**

