

A three bedroom semi-detached period cottage standing in a lovely position with fine views of the castle and glimpses of the river.

Guide Price
£375,000 Freehold
Ref: P7304/C

122 Gedgrave Road
Orford
Suffolk
IP12 2NG



Sitting/dining room, kitchen, conservatory and downstairs bathroom. Three first floor bedrooms.

Off road parking and garage.

Garden with insulated home office.

Contact Us



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Location

122 Gedgrave Road is situated within walking distance of the centre of Orford and all it has to offer. The property also benefits from lovely views of the twelfth century castle. Orford is considered one of East Suffolk's most desirable destinations. The village has much to offer in terms of shops, cafes, pubs and restaurants. The village also boasts the Pump Street Bakery, Butley Orford Oysterage. There are various pubs including The King's Head, the Jolly Sailor and The Crown and Castle. The village has a distinct twelfth century castle and in addition is St Bartholomew's Church. There is sailing on the Ore River and dining cruises on the Lady Florence.

Within easy driving distance are Snape, Aldeburgh, Woodbridge and Wickham Market. Trains to London's Liverpool Street Station connect at Ipswich, Woodbridge, Melton and Wickham Market.

Description

The cottage is semi-detached dwelling of predominantly red brick construction under a part tiled, part felt flat roof. It is anticipated that an incoming buyer will wish to carry out a general refurbishment/modernisation programme. It benefits from UPVC double glazed windows throughout and has electric heating.

A front door provides access to the sitting/dining room which has a wood burning stove and window overlooking the adjacent farmstead. Off this is an inner hallway and access to the kitchen which has basic high and low level wall units and super views of the castle. Beyond this is the conservatory which is of UPVC construction. From the inner hallway, there are stairs to the first floor landing and a door to a bathroom with WC, hand wash basin and bath with shower above.

On the first floor are three bedrooms that can be used as doubles. Two of these have views over the adjacent farm buildings towards the river and the third, a view of Orford's castle.

Outside, there is off road parking for at least two vehicles and access to a garage. Adjacent to this is a shingle patio area which leads to the rear garden. This is predominantly laid to grass and contains a garden shed and an insulated home office. This building is ready to be clad and requires electricity to be reconnected. It measures 15'8 x 9'2 and has windows and doors to the front.





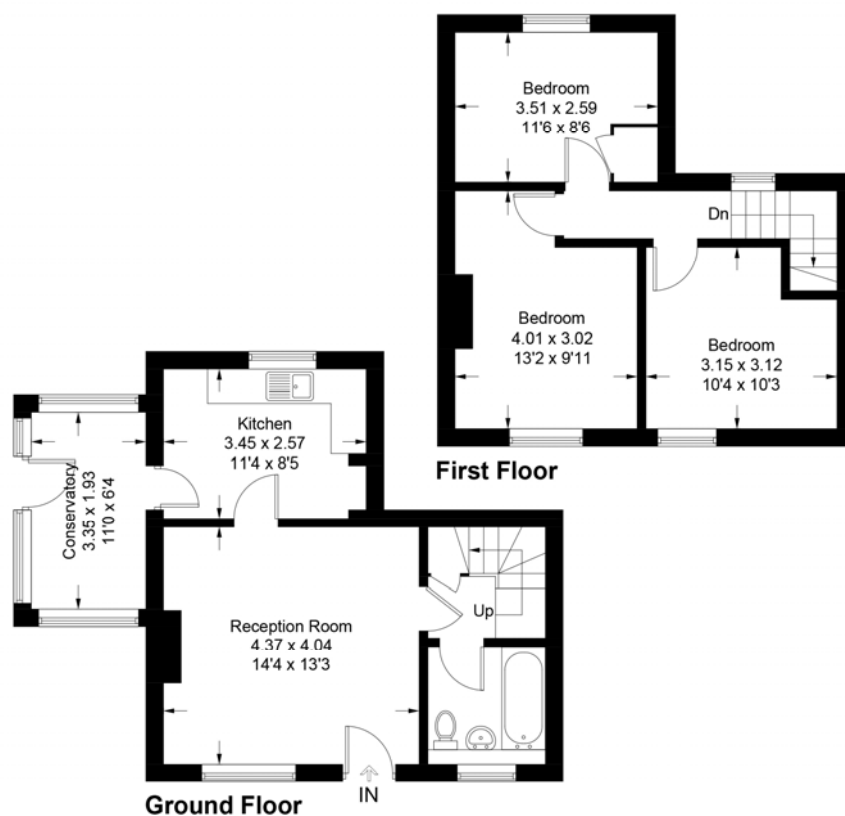






122 Gedgrave Road, Orford

Approximate Gross Internal Area = 79.0 sq m / 850 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E (Copy available from the agents upon request)

Council Tax Band C; £1,873.22 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk
IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. Some of the land occupied by the property is not registered to the property. Interested parties should discuss this with the agents.

July 2024



Directions

From Framlingham, proceed south out of the town on the B1116 and continue on this road over the A12 at Wickham Market on to the B1078 through to Campsea Ashe and beyond to Tunstall. Continue on the B1078 and then B1084, signposted to Orford. Upon entering Orford, turn right at the King's Head public house. Continue along the road, bearing to the left passing The Crown and Castle public house. Passing the castle on the right, continue along the road turning right onto Gedgrave Road where the cottage will be found on the right hand side.

What3Words location: ///solo.haggis.escorting



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