

A three bedroom end of terrace house, set along the High Street in the popular and well regarded village of Wickham Market.

Guide Price
£225,000 Freehold
Ref: P7513/J

April Cottage
238 High Street
Wickham Market
Suffolk
IP13 0RF



Entrance hall, 21' sitting and dining room, kitchen and cloakroom.
Three bedrooms and bathroom.
Fully enclosed, westerly facing rear garden.
Garage and access to visitor parking.

No forward Chain

Contact Us



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Location

The property is set along the High Street, a short distance to the north-east of the centre of the village. Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, which provides dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe, with trains to Ipswich and on to London which take just over the hour, together with Clarke & Simpson's Auction Centre.

This thriving community offers a range of local businesses and shops, including a Co-operative supermarket, an award-winning butchers (Revetts), restaurants, a pharmacy, vets, dentist, a health centre, library and primary school and a soon to be re-opened pub, The George. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius; as is the coast with popular destinations such as Aldeburgh, Southwold and Walberswick.

Description

April Cottage comprises a relatively spacious three bedroom end of terrace property, that we understand dates from the late 1980s. In all, the accommodation extends to nearly 850 sq ft (79 sqm) and comprises a good size entrance hall, 21' open plan sitting and dining room, recently refurbished kitchen and cloakroom on the ground floor. On the first floor there are two good size double bedrooms, a single bedroom and a bathroom.

Outside there is an enclosed courtyard garden to the front of the property, set within a low level brick wall, whilst to the rear is an enclosed, westerly facing garden that enjoys the sun during the latter part of the day. The rear garden is predominantly laid to gravel and paving, and there is also a pergola attached to the rear of the property that provides a covered seating area.

Beside the property is a shared driveway arrangement where two visitor car parking spaces are located, together with a **single garage**, that backs onto the garden. The garage has power and light connected with personnel door at the rear. It measures approximately 5.21m x 2.61m

In recent years April Cottage has been let, and has recently been re-carpeted and redecorated both internally and externally. A new kitchen has also been fitted. The property also benefits from a Worcester combination boiler that was installed in 2017.

Prospective purchasers should note that April Cottage did suffer from flooding during Storm Babet in October 2023. A flood resilience report was commissioned in December 2024, a copy of which is available to interested parties on request.





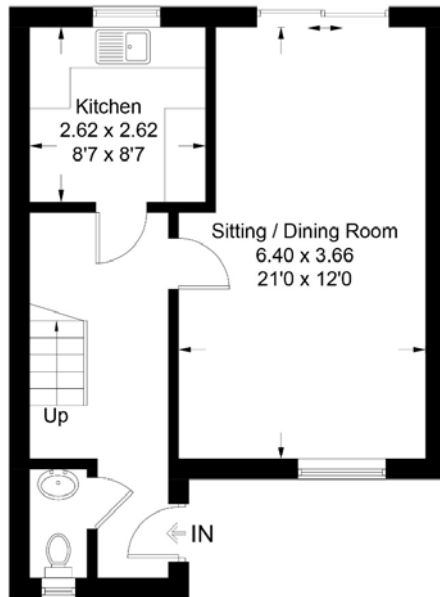




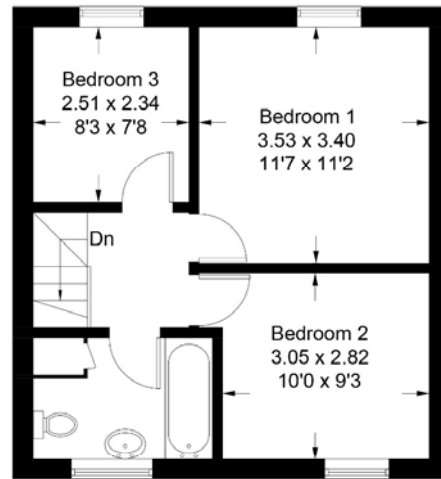


April Cottage, 218 High Street, Wickham Market

Approximate Gross Internal Area = 78.9 sq m / 849 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Gas fired boiler serving the hot water and central heating systems.

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 = C (71)

Council Tax Band C; £1,890.60 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. The property was subject to flooding during storm Babet in October 2023. A Flood Resilience Report survey was commissioned in December 2024; a copy of which is available on request.

February 2025



Directions

Proceeding in a north on the A12, take the slip road where signpost for Wickham Market and Ufford. At the top of the slip road turn left where signpost towards Wickham Market and continue into the centre of the village on the B1438. Continue through the centre of the village, along the High Street, where the property will be found after approximately half a mile on the left hand side.

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