

A mid terrace, two bedroom period cottage, situated close to the centre of the popular village of Wickham Market.

Guide Price
£169,500 Freehold
Ref: P7555/J

164 High Street
Wickham Market
Suffolk
IP13 0QY



Sitting room and kitchen.
Double bedroom, single bedroom and bathroom.
Courtyard garden and store building.
On-street parking.

Contact Us



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Location

The cottage is set along the High Street and just a short distance from the centre of Wickham Market. This thriving community offers a range of local businesses, shops including a Co-operative supermarket, restaurants, a health centre, library and primary school. 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. Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, providing 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. 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.

Description

This charming, two bedroom mid-terrace period cottage will be found set along the High Street close to the centre of the popular and well-regarded village of Wickham Market.

The cottage is of brick construction with rendered and colour washed brick elevations under a pitched pantile roof. 164 High Street still retains much of its period charm including exposed beams throughout the cottage and the beautiful floorboards in the principal bedroom.

In recent years the property has been tenanted and with the landlord undertaking various improvements during that time including the replacement of the kitchen units, replacement of the windows and doors with energy efficient UPVC alternatives and installation of modern electric panel heaters.

The accommodation is relatively modest, and extends to nearly 550sq ft (51sqm) in all. On the ground floor, the front door opens into a generous 15'7 x 12'8 sitting room with staircase rising to the first floor, whilst to the rear is the kitchen, that overlooks the courtyard garden. On the first floor there is a landing area with doors off to the 13'6 x 12'9 principal bedroom, second single bedroom and bathroom.

Outside there is a small, enclosed area of garden to the front of the property, together with a courtyard garden to the rear. Beyond this is a walkway that is shared with the neighbouring properties, and with pedestrian access onto Border Cot Lane. There is also a useful storage shed.













Indicative Only

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Electric panel heaters provides the central heating and an immersion heater provides the hot water.

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 = F (Copy available from the agents upon request).

Council Tax Band A; £1,417.95 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.

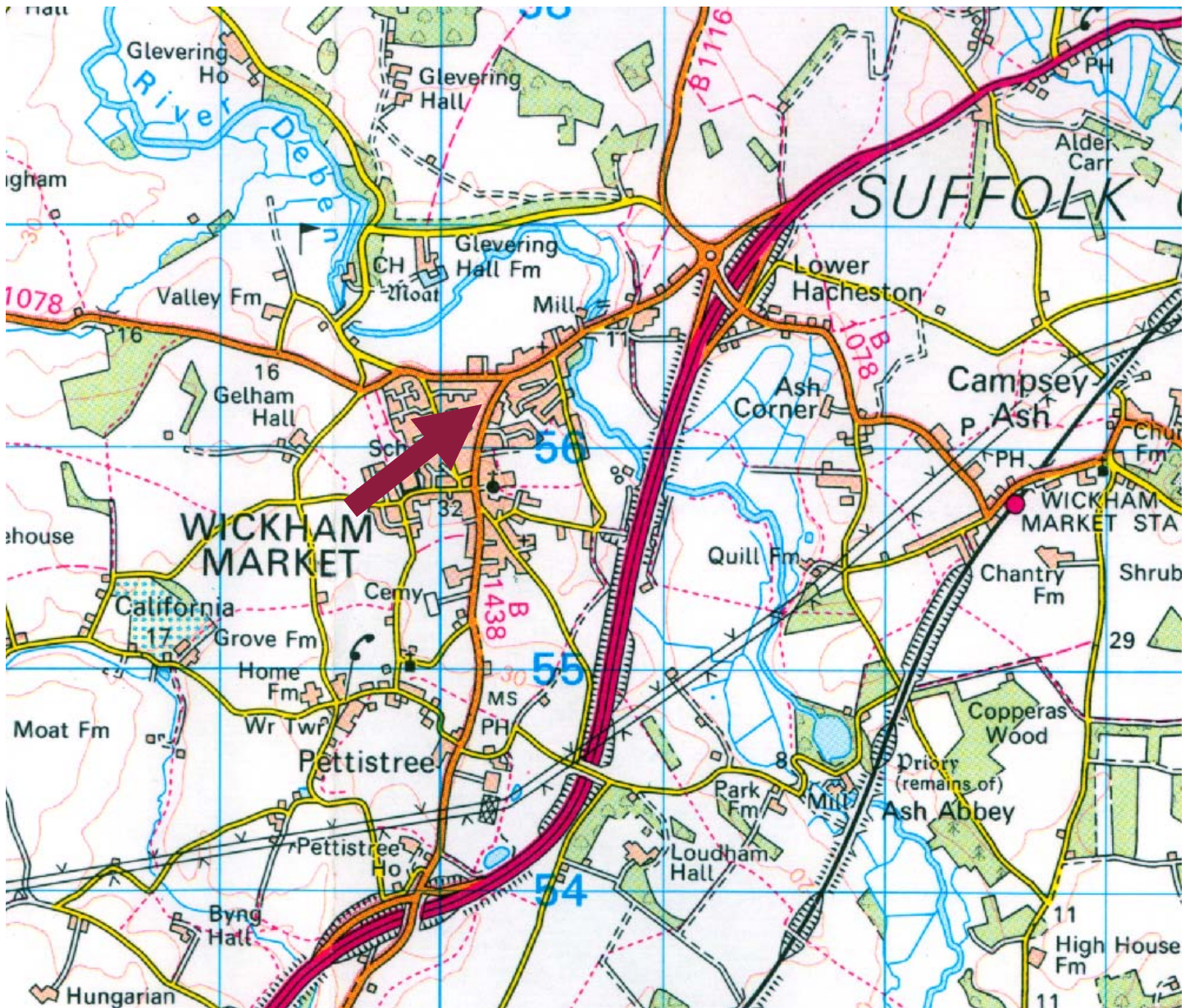
3. Prospective purchasers should note that the property is seemingly subject to a flying freehold.

March 2025

Directions

From Framlingham proceed in a southerly direction through the villages of Parham and Hacheston until reaching a roundabout. Take the third exit signposted to Wickham Market and proceed into the village. Continue past Spring Lane on the left hand side and the property will be found a short way along on the right hand side just after the Border Cot Lane.

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