

*A mid-terrace Victorian cottage,
that now requires updating, set
along Chapel Lane on the outskirts
of Wickham Market.*

Guide Price
£165,000 Freehold
Ref: P7567/J

36 Chapel Lane
Wickham Market
Woodbridge
Suffolk
IP13 0SD



15' sitting room and 12' kitchen/breakfast room.
15' double bedroom and bathroom.
Useful outdoor storage shed offering potential for conversion,
subject to planning.
Courtyard and garden.

Contact Us



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London SW1A 1NS

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Location

The property is set along Chapel Lane in a delightfully quiet location on the outskirts of the village close to open countryside. Wickham Market is a thriving community which 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

Believed to originally date from the Victorian era, 36 Chapel Lane is a mid-terrace cottage close to open countryside on the south-eastern outskirts of Wickham Market. In all, the accommodation extends to approximately 518 sq ft (48.1 sqm) and comprises a 15' x 12' sitting room with open fireplace and a 12' kitchen/breakfast room on the ground floor. On the first floor there is a generous L-shaped 15' bedroom together with a bathroom.

Outside there is a pleasant courtyard area, that is slightly offset from the cottage, together with an extremely useful brick and pantile outbuilding, that extends to approximately 10'7' x 10'1 and which could be converted to provide additional accommodation to the cottage, subject to the necessary consents. To the rear of the outbuilding is a useful storage shed and an area of garden that contains some mature apple trees.

The cottage, which would be an ideal purchase for a first time buyer, presents reasonably well, but is now somewhat dated by modern standards. However, this provides an exciting opportunity for an incoming purchaser to update the property in their own particular style and taste.

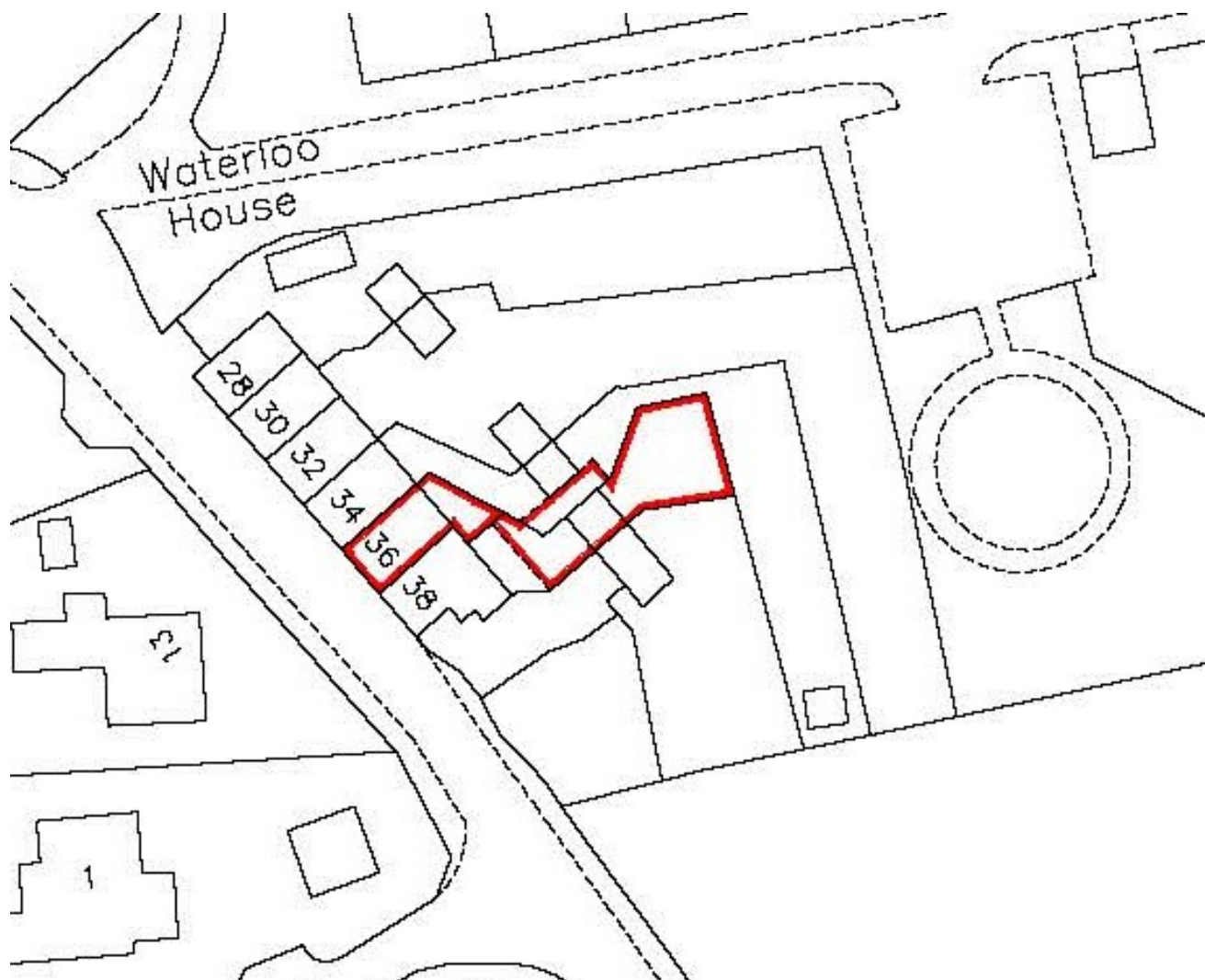






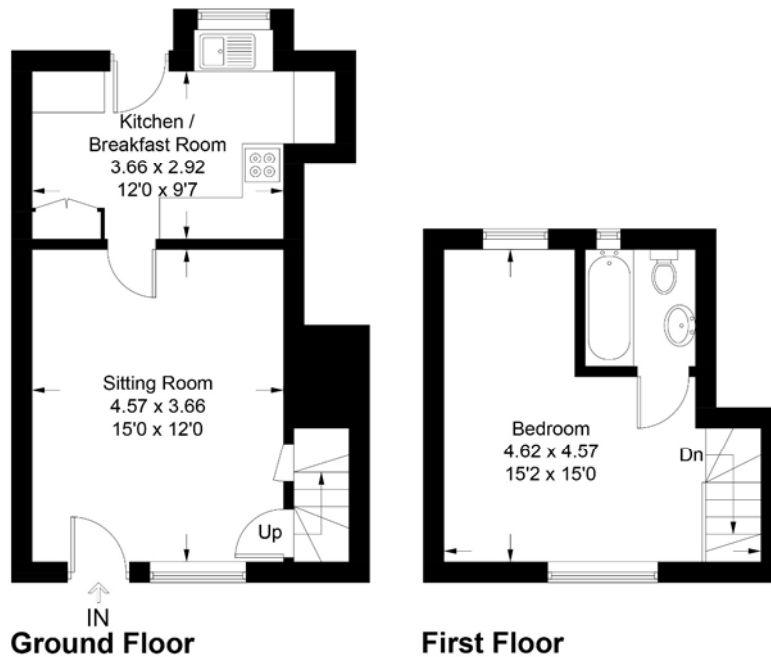


Site Plan - Indicative Only



36 Chapel Lane, Wickham Market

Approximate Gross Internal Area = 48.1 sq m / 518 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Night storage heaters and immersion heater providing 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 = E (Copy available from the agents upon request).

Council Tax Band B; £1,654.28 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.

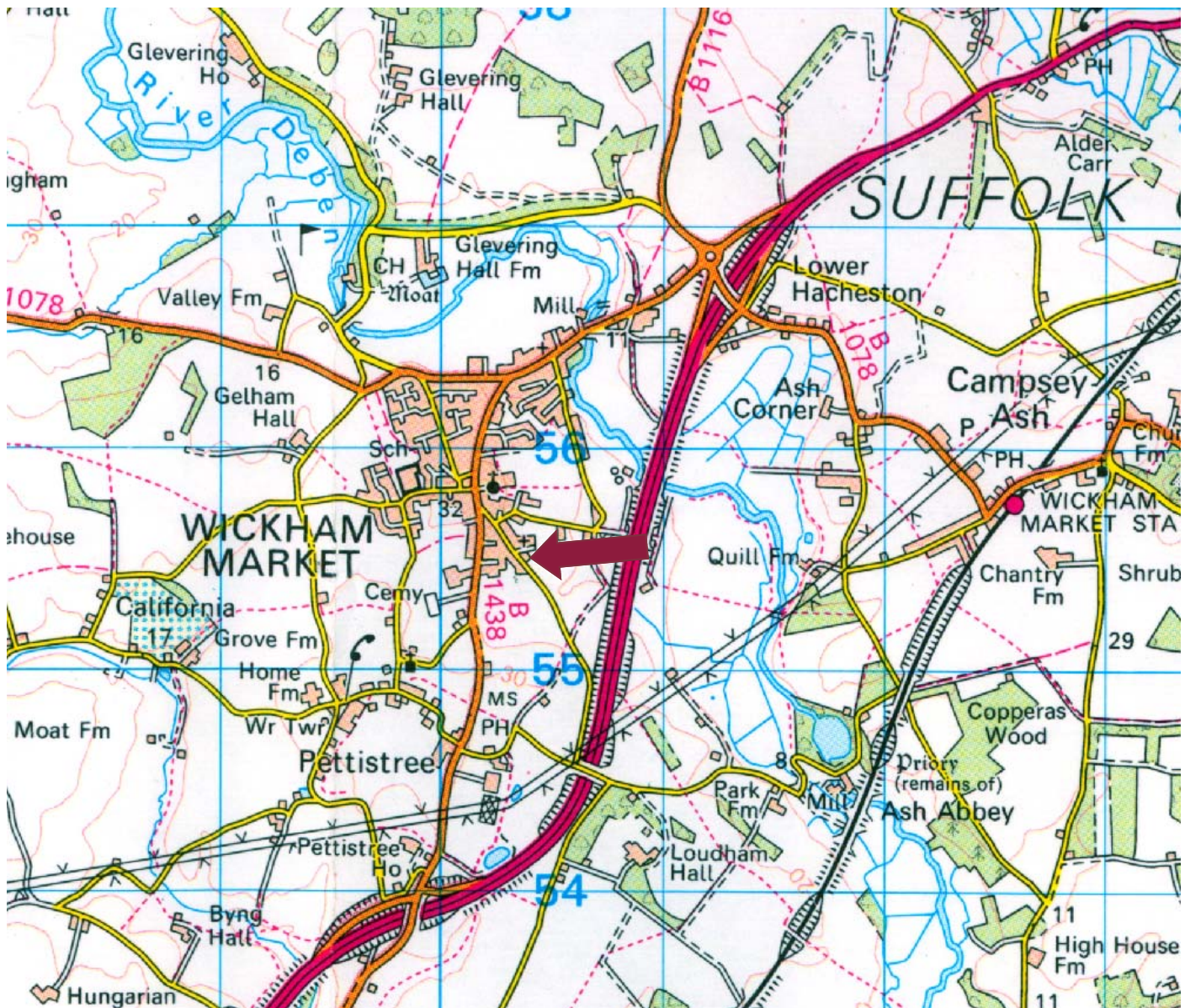
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

March 2025

Directions

Proceeding into Wickham Market from the south along the High Street (B1438), on entering the village turn right onto Chapel Lane just after the Co-operative supermarket. Continue along Chapel Lane for approximately 400m, where the property will be found on the left hand side.

What3Words location: [///tailors.footballers.woof](https://www.what3words.com/taillors.footballers.woof)



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