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*Low Street,*  
Hoxne, Suffolk.

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**MUSKER  
MCINTYRE**  
ESTATE AGENTS



Offered to the market with no onward chain, this charming semi-detached cottage is situated down a quiet lane, just off Low Street. The cottage features a recently updated kitchen/breakfast room and bathroom, spacious sitting room and two first floor bedrooms and also benefits from a delightful walled garden and off-road parking space.

**Accommodation comprises briefly:**

- Hallway
- Sitting Room
- Kitchen/Breakfast Room
- Ground Floor Bathroom
- First Floor Landing
- Two Bedrooms

**Outside**

- Pretty Walled Garden
- Off-Road Parking
- Desirable Village Location

**The Property**

A stable door to the side opens in the kitchen/breakfast room with windows overlooking the garden. The kitchen has a range of newly fitted wall, base and drawer units and work tops with space under for appliances. There is a built-in electric oven with halogen hob and extractor over, stainless steel sink and drainer and spacious, walk-in pantry cupboard with window to the rear and fitted shelving. A door opens into the hallway with stairs to the first floor with under stairs cupboard. To the left is the sitting room with glazed doors leading out to the garden, wooden floorboards and skylight. The bathroom is on the ground floor with two windows to the front and newly fitted suite comprising bath with electric shower over, pedestal wash basin and WC with heated towel rail. Stairs rise to the first floor landing with Velux window and doors to the bedrooms. The larger of the bedrooms is double aspect with a built-in wardrobe and airing cupboard housing the hot water tank. The second bedroom overlooks the lane to the front of the cottage.

**Outside**

The cottage is situated down a quiet lane where a timber gate opens into the attractive walled garden with circular lawn and paved area. Established borders are stocked with a variety of spring bulbs and shrubs. In the corner is a useful brick outbuilding used for storage. Just a few steps from the property, you will find the parking space which belongs to the cottage.

*Low Street, Hoxne*





## Location

Hoxne is a picturesque and charming Suffolk village which is steeped in history having a mix of architecture and period houses dating back several hundred years. The village has a public house, village green, primary school, village hall and playing field with children's play area. The nearby towns of Diss, Harleston and Eye have further facilities including supermarkets, bus services and from Diss, a mainline rail line to London Liverpool Street. The property falls into the catchment area for the highly regarded Hartismere High School.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Electric Heating and immersion for the hot water.  
Mains drainage, electricity and water are connected.  
EPC Rating: E

### Local Authority:

Mid Suffolk District Council  
Tax Band: B  
Postcode: IP21 5AR

### Tenure

Vacant possession of the freehold will be given upon completion.

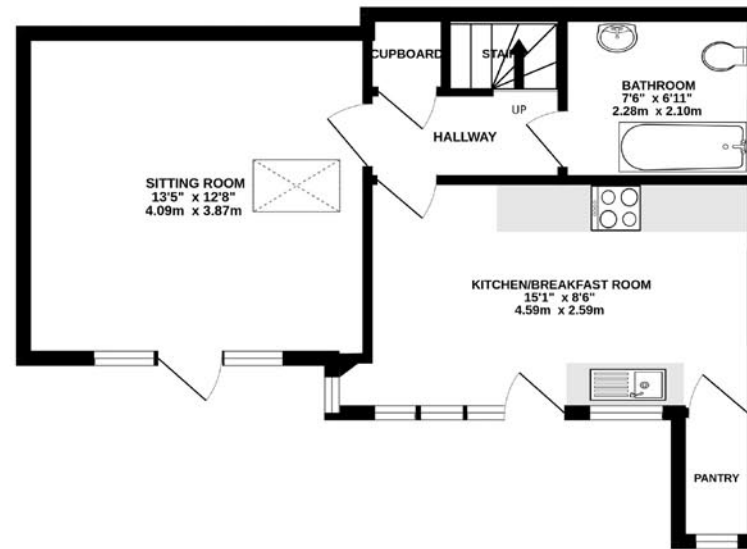
### Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

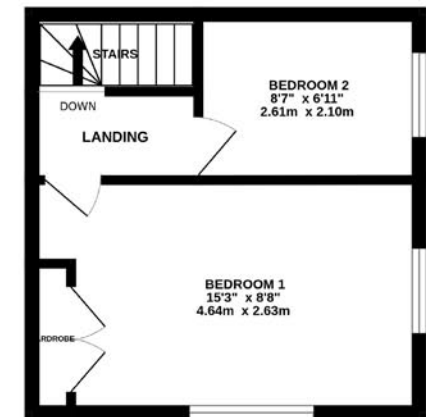
The property has previously suffered flooding. All damage has been fully rectified and measures by the Environmental Agency and vendor to mitigate are now in place.

**Guide Price: £295,000**

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
235 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 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.  
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**To arrange a viewing, please call 01379 882535**

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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