



Peasenhall, Suffolk

Offers Over £225,000

- No Onward Chain
- Sought After Village Location
- Two Reception Rooms
- Grade II Listed
- Off Road Parking
- Three Bedrooms
- Character Property
- Enclosed Rear Garden
- EPC - E

The Street, Peasenhall

A spacious Grade II Listed cottage requires renovation offering huge potential to create a stunning period home in the centre of this sought after village. Located within the Conservation Area opposite the village sign. a very popular village, Peasenhall sits astride the Yoxford to Stowmarket road and has a variety of shops in its centre, post office and a delicatessen with a Royal seal of approval. The A12 Great Yarmouth to London road is easily accessible at Yoxford about three miles to the east and the market town of Saxmundham, which lies about five miles south, has a good range of shops including Waitrose and Tesco supermarkets and a railway station which gives both direct and connecting services via Ipswich to London Liverpool Street.



Council Tax Band: C



DESCRIPTION

Standing in the heart of this sought after East Suffolk village this attractive Grade 11 listed property, dating from the 17th Century, in all likelihood was formerly 2 cottages and latterly converted into one dwelling offers huge potential create a spacious home of great charm and character. Set back from the road behind a low brick wall an small garden laid to shingle entrance doors I lead to two well proportioned reception rooms with exposed timber frame work and windows facing south create light airy room. The kitchen to the rear with stable door opens to the rear garden with derelict outbuilding and at the end of the garden an area off had standing creates space for off road parking accessed via right of way. On the first floor a spacious landing with large storage cupboard may prove a suitable space to locate a bathroom to serve the three well proportioned bedrooms.

ACCOMODATION

SITTING ROOM

Tiled open fireplace. Window to front elevation. Enclosed staircase to first floor. Door to:

DINING ROOM

Expose timber framework. Electric storage heater. Window to front elevation.

KITCHEN

Single drainer sink unit. Window and stable door to the rear.

LOBBY

BATHROOM

Panel bath, hand basin and W.C. cupboards housing water cylinder.

FIRST FLOOR

LANDING

Large store cupboard.

BEDROOM

Window to front elevation.

BEDROOM

Window to front elevation.

BEDROOM

Window to rear elevation. Access to eaves.

TENURE

Freehold. Section of flying freehold. Converted attic space of no. 3 over fly's no.2.

OUTGOINGS

Council Tax Band currently C

SERVICES

Mains water and electricity

VIEWING

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20466/RDB.

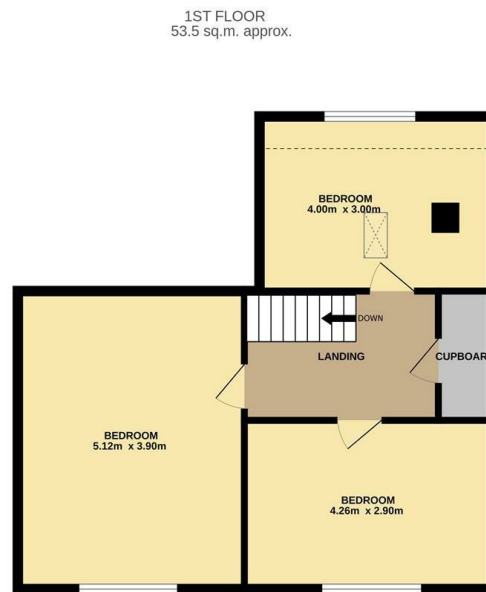
FIXTURES AND FITTINGS

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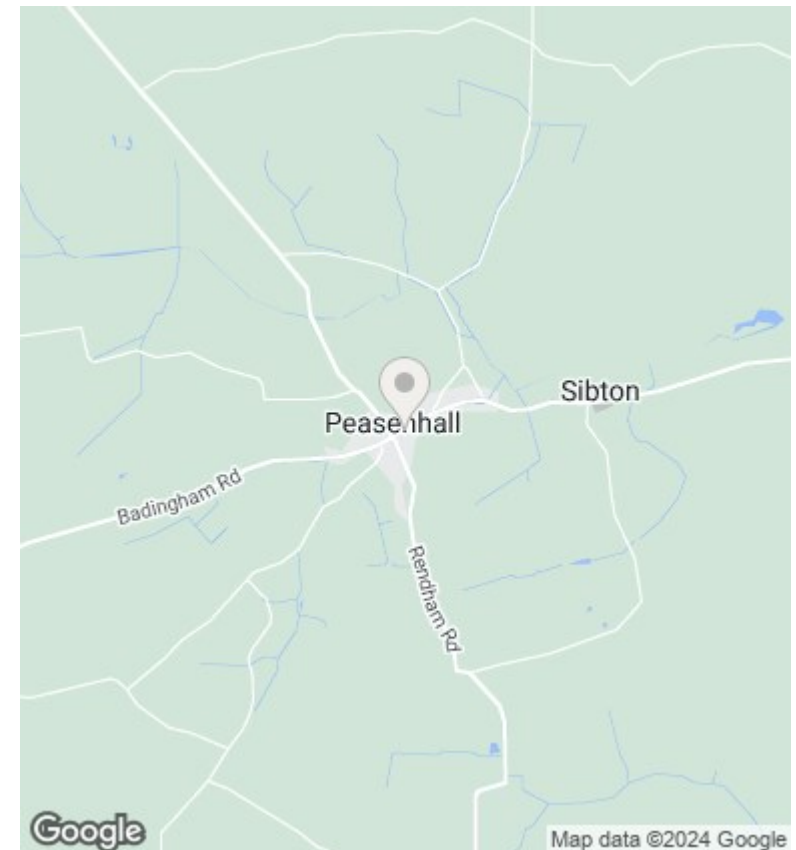






TOTAL FLOOR AREA : 114.3 sq.m. approx.

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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com