



Ufford, Suffolk

Offers In Excess Of £275,000

- Centre of Popular Village
- Open Fireplace
- Summer House
- EPC - D
- Immaculate Condition
- Close to Woodbridge & Heritage Coast
- Popular Holiday Let
- Luxury Bathroom Suite
- Gas Central Heating
- Immense Charm & Character

High Street, Ufford

A delightful and beautifully presented mid terrace village cottage, just a short distance from The Crown public house, White Lion public house, with micro brewery and the Ufford Park Hotel, Golf Club and Spa. The historic market and riverside town of Woodbridge is about 3 miles to the south and offers an eclectic range of shops restaurants and both private and state schooling, together with a railway station with service to London Liverpool Street via Ipswich. The Heritage Coast is within easy reach with the renowned seaside towns of Aldeburgh, Southwold and the famous Snape Maltings.



Council Tax Band:



DESCRIPTION

A beautifully presented mid terrace village cottage. Currently utilised as a holiday let the property is available to purchase as a 'turn key' property ideal for someone wishing to continue to benefit from holiday let income, a second home or permanent home. Set well back from the road behind a paved and shingle front garden. A storm canopy over the entrance door opens to the living room with open fireplace, smart fitted kitchen with integrated appliances and rear lobby with stable door opening to the rear garden with artificial grass and timber summer house. On the first floor a return landing opens a well proportioned and a large and luxurious bathroom. The accommodation with gas central heating comprises:

LIVING ROOM

Panel glazed window overlooking front garden. Cast iron open fireplace with inlaid tiles and decorative mantle and surround. Staircase rising to the first floor.

KITCHEN

Fitted with a range of base and wall cupboards, work surfaces and single drainer sink unit. Tiled surrounds, fitted electric oven and hob with cooker hood over. Tiled floor and window overlooking rear garden.

REAR LOBBY

Stable door opening to the garden.

FIRST FLOOR

BEDROOM

Window to front elevation. Fitted wardrobe.

BATHROOM

Cupboard housing gas central heating boiler. Suite comprising wood panel double end bath with hand held shower, Wide & shallow pedestal hand basin. Tiled shower cubicle and WC. Shuttered window and tiled floor.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently Deleted

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

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: 20569/RDB.

FIXTURES & FITTINGS

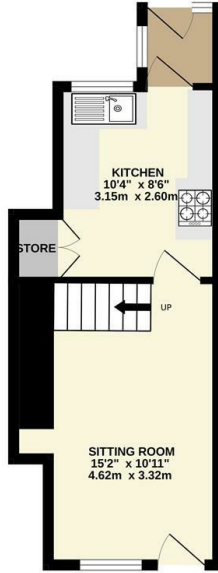
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any

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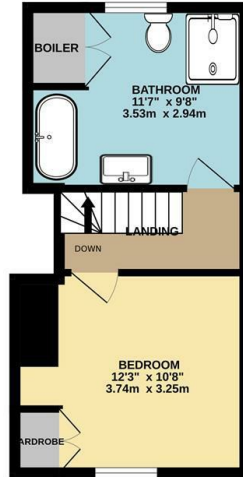




GROUND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



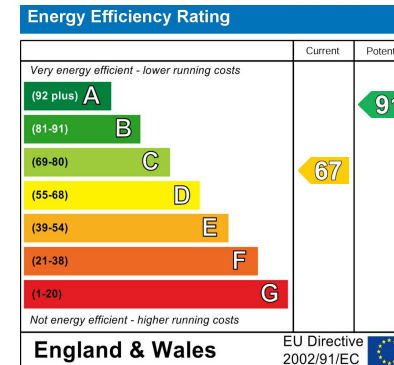
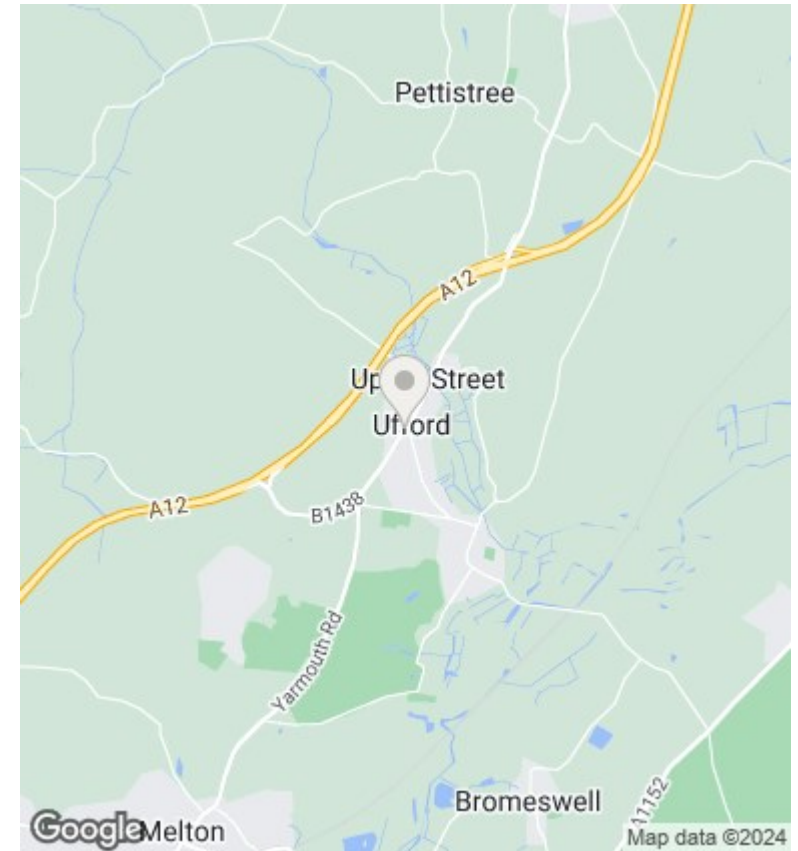
TOTAL FLOOR AREA: 531 sq.ft. (49.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in the event of a difference to the ground.
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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

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