



Middleton, Saxmundham

Guide Price £260,000

- No Onward Chain
- Large Plot
- EPC - G
- Renovation Project
- Peaceful Location
- Consent for Extension/Alteration
- Edge of Popular Village

Fletchers Lane, Middleton

A semi-detached single storey cottage in need of completed refurbishment and benefitting from planning consent to alter and extend, in the delightful setting at the edge of the village. Centred around its small village green and the parish church of The Holy Trinity, the village of Middleton also has a primary school, public house, farm shop and is served by public transport. The village lies approximately four miles from the Suffolk Heritage Coast at the historic village of Dunwich to the south and the internationally renowned RSPB Bird Reserve at Minsmere.



Council Tax Band: C



DESCRIPTION

A semi-detached single storey cottage in need of a complete programme of renovation. Standing in a generous plot extending to about 0.20 of an acre at the very edge of this popular Suffolk Coastal village, this attractive cottage offers an excellent opportunity to renovate and extend to create a family home in this wonderful rural position, yet just a short walk from the centre of the village.

The vendors have obtained planning consent (DC/22/4988/FUL & DC/24/2128/AME) to extend and alter the property. The existing accommodation features: entrance lobby, hall, bedroom with shower opposite, kitchen with wood burner and door to; dining room with fireplace leading to a sitting room with fireplace and French doors opening to the garden. Connecting door to the second bedroom which also has a door opening to the garden. Adjacent to the main entrance is a well.

ACCOMMODATION

ENTRANCE LOBBY

HALL

BEDROOM

Window overlooking garden.

SHOWER ROOM

Shower cubicle, hand basin and W.C.

KITCHEN

Fireplace with wood burner. Window to front. Door to:

DINING ROOM

Brick corner fireplace, window to front. Door to:

SITTING ROOM

Brick fireplace, French windows opening to the garden. Window to front. Door to:

BEDROOM

Windows to front and side. Door to garden.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains 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: 20678/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 Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







TOTAL FLOOR AREA: 706 sq.ft. (65.6 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 misstatement. 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 can be given for their operation or efficiency can be given.
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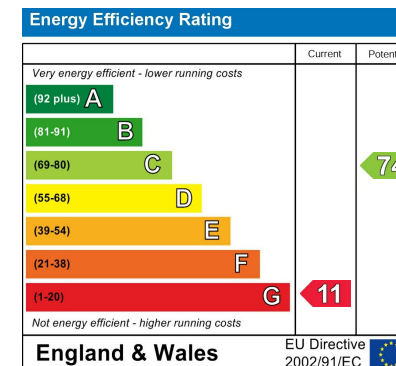


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

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