



Stratford St. Andrew, East Suffolk

Guide Price £225,000

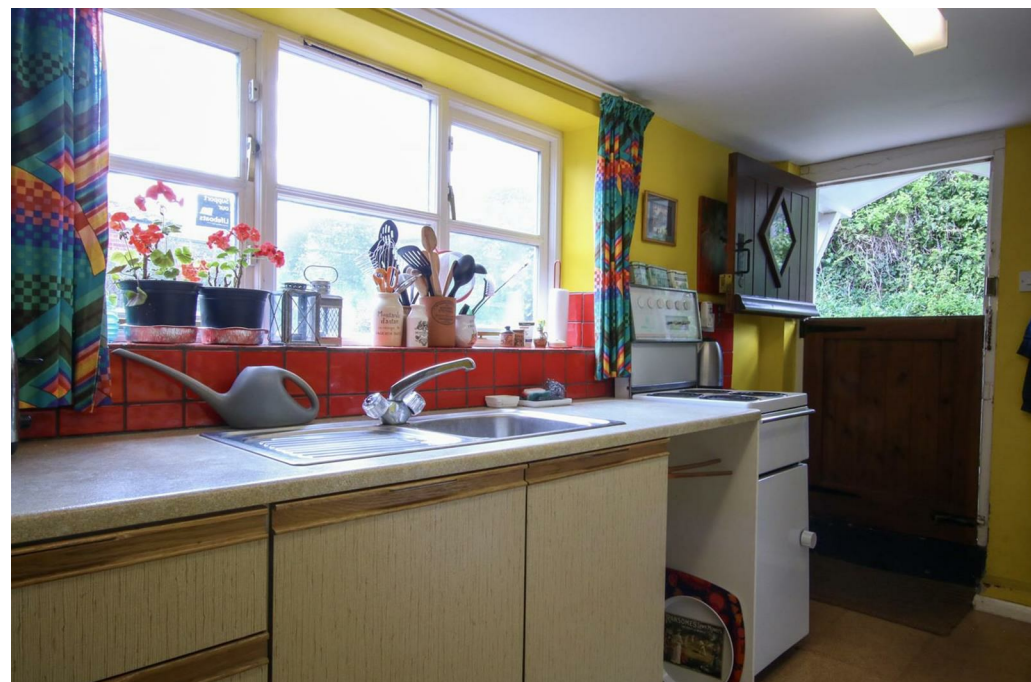
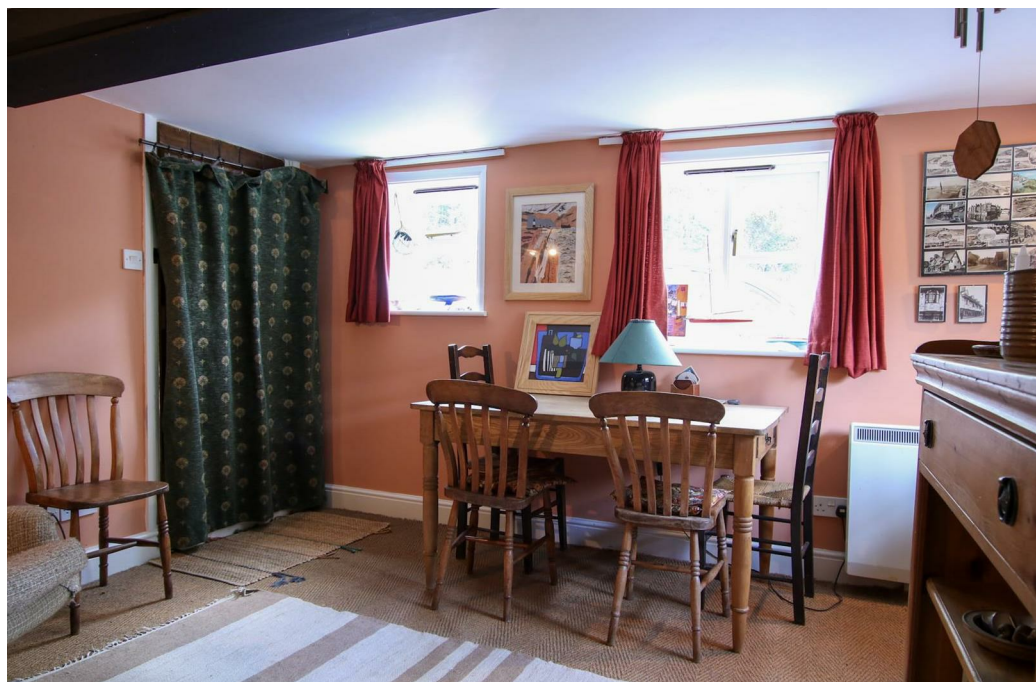
- No Onward Chain
- Off Road Parking
- Ground Floor Bathroom & First Floor W.C.
- Two Bedrooms
- South Facing Garden
- Electric Heating
- Wealth of Charm
- Two Reception Rooms
- EPC - F

Stratford St. Andrew

A perfect detached cosy cottage with south facing garden in the the hamlet of Stratford St Andrew lies just south of Saxmundham, being only three minutes from the town centre which has a good range of shops in a traditional High Street setting, as well as Waitrose and Tesco supermarkets, library, doctors and dentists surgeries, as well as a railway station on the East Suffolk line, giving regular services to Ipswich and connecting trains to London Liverpool Street. The property lies about seven miles from the Suffolk Heritage Coast at Aldeburgh, which fronts the North Sea with its long shingle beach and is home to the internationally renowned Annual Aldeburgh Music Festival. The county town of Ipswich lies about 25 miles to the southwest and Lowestoft about 20 miles to the northeast.



Council Tax Band: C



DESCRIPTION

A delightful detached period cottage of great charm and character. Red brick Flemish bond elevations below a slate covered roof with single storey rear extension with rendered and colour washed elevations below a mono pitched pan tile covered roof. Set back from the road in a elevated position and with a driveway to one side providing off road parking for two vehicles and access to the rear garden which enjoys privacy and a southerly aspect.

ACCOMMODATION

Storm porch over a stable door opens to:

KITCHEN

Window overlooking the rear garden. fitted with storage cupboards, shelves work surfaces and sink unit. Electric cooker point. Door to:

LOBBY

Door to

BATHROOM

Coloured suite comprising panel bath with electric shower. Hand basin and WC. Window to rear elevation. Built in airing cupboard with water cylinder.

LIVING/DINING ROOM

Windows to front and side elevations. Enclosed staircase to first floor.

SITTING ROOM

Windows to front and side elevations, sealed brick fireplace. Front

entrance door.

FIRST FLOOR

LANDING

BEDROOM

Windows front and side elevations.

ENSUITE

Hand basin and WC suite.

BEDROOM

Windows front and side elevations.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains electricity, water and drainage.

VIEWING ARRANGEMENTS

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:20827/RDB.

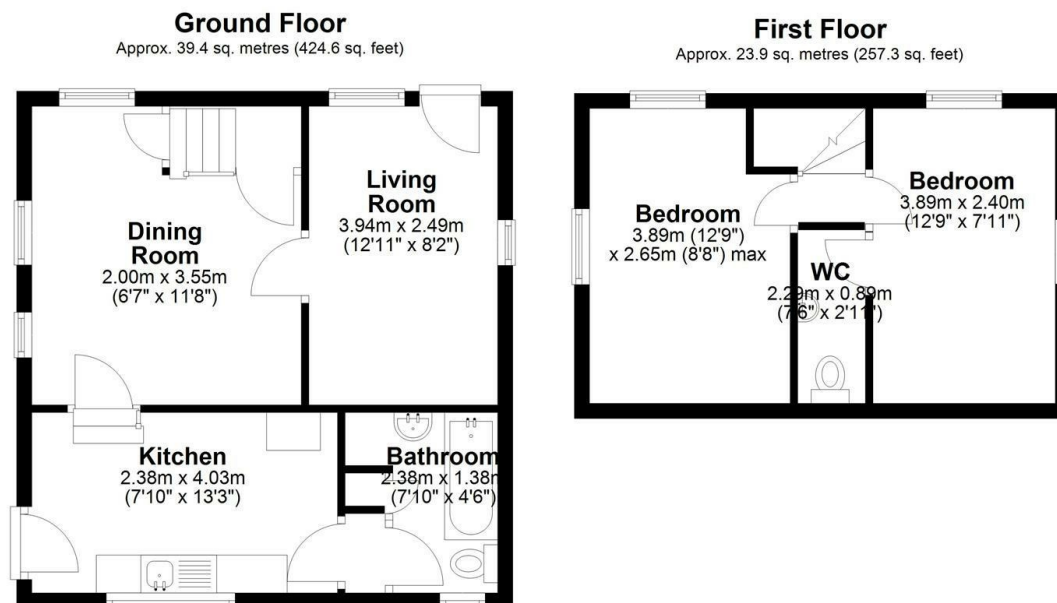
FIXTURES AND FITTINGS

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

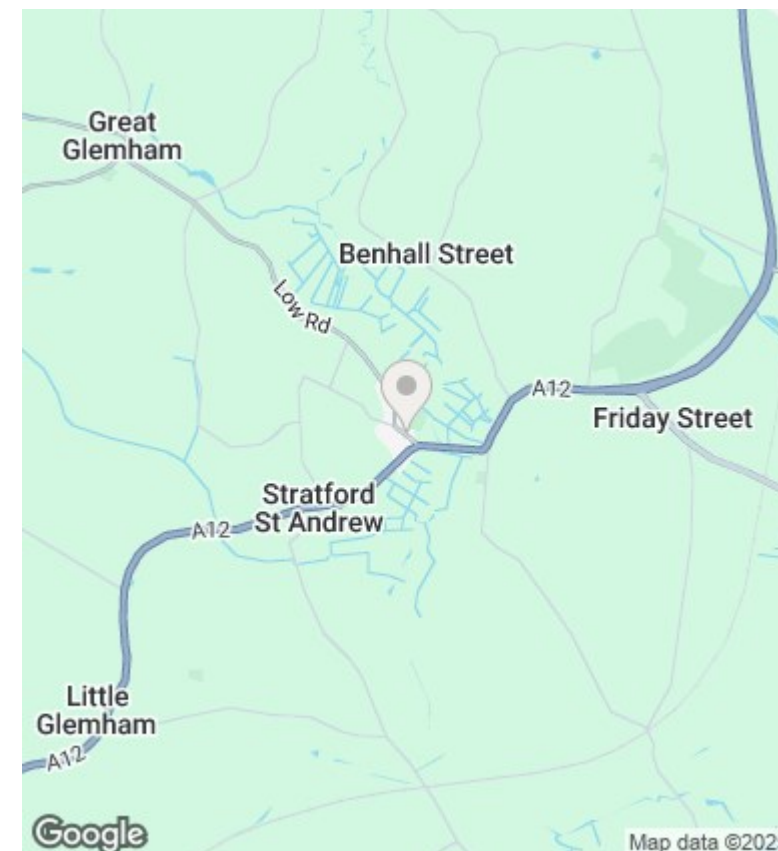
assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or 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 area: approx. 63.3 sq. metres (681.9 sq. feet)

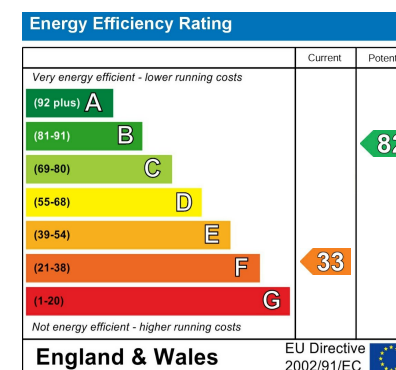


Conveyancing, Surveys & Financial Services

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