



Wickham Market, Suffolk

Guide Price £185,000

- No Onward Chain
- Open Plan living/Dining Room & Fitted kitchen
- Landing & Wardrobe space
- Double Glazing
- 1 Double Bedroom
- Converted Outbuilding/Office/Utility Space
- Gas Central Heating
- Stylish Shower Room
- EPC -

High Street, Wickham Market

Delightful terrace village cottage in the heart of Wickham Market, a bustling, thriving community close to the River Deben within the Suffolk Coastal Heritage area. It is reached either by road, turning off the A12 approximately fifteen miles north-east of Ipswich, or by rail to its station at Campsea Ashe. The centre of this large village offers convenient parking, a wide variety of shops as well as a choice of places to eat. Within a ten-mile radius can be found the attractions of Easton Farm Park, the Snape Maltings, Framlingham Castle and Sutton Hoo.



Council Tax Band: A



DESCRIPTION

The well presented accommodation having been recently completely redecorated with double glazing and gas fired central heating features open plan living room with exposed ceiling timbers and laminate flooring. The living room open to the kitchen which is fitted with a gloss white finished range of base and wall units. On the first floor is a good sized landing with storage/wardrobe space, bedroom overlooking the High Street and smart modern fitted shower room with walk-in shower. To the rear is a paved courtyard which leads to a brick and pantile outbuilding which has been renovated to create a useful annex to the house offering multiple uses as a home office/work shop space and includes a utility room with pedestal hand basin and separate WC.

ACCOMMODATION

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SITTING ROOM

Opaque double glazed entrance door and double glazed sash window, exposed ceiling timbers and laminate flooring, storage box with window seat and gas meter.

KITCHEN

Fitted with a range of base and wall units with white gloss finish worktops with tiled splashback's, single drainer one and a half bowl sink unit, fitted electric cooker and hob with cooker hood over. Staircase rising to:

FIRST FLOOR LANDING

Storage/wardrobe area.

BEDROOM

Exposed wall timber and double glazed sash window to front,

SHOWER ROOM

Fitted with white suite comprising walk-in shower, hand basin and WC, opaque double glazed window.

CONVERTED OUTBUILDING/ANNEX

Offers great potential. Currently comprises home/office/games room/workshop space with entrance door, floor-to-ceiling window and electric storage heater. Connecting door to utility space with plumbing for washing machine and hand basin, separate WC with WC suite.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently A

SERVICES

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: /RDB.

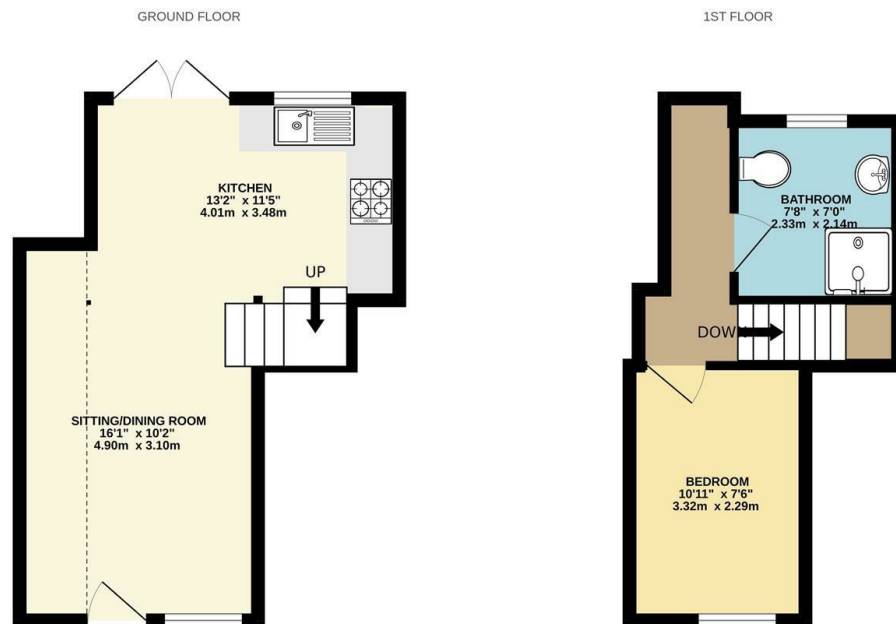
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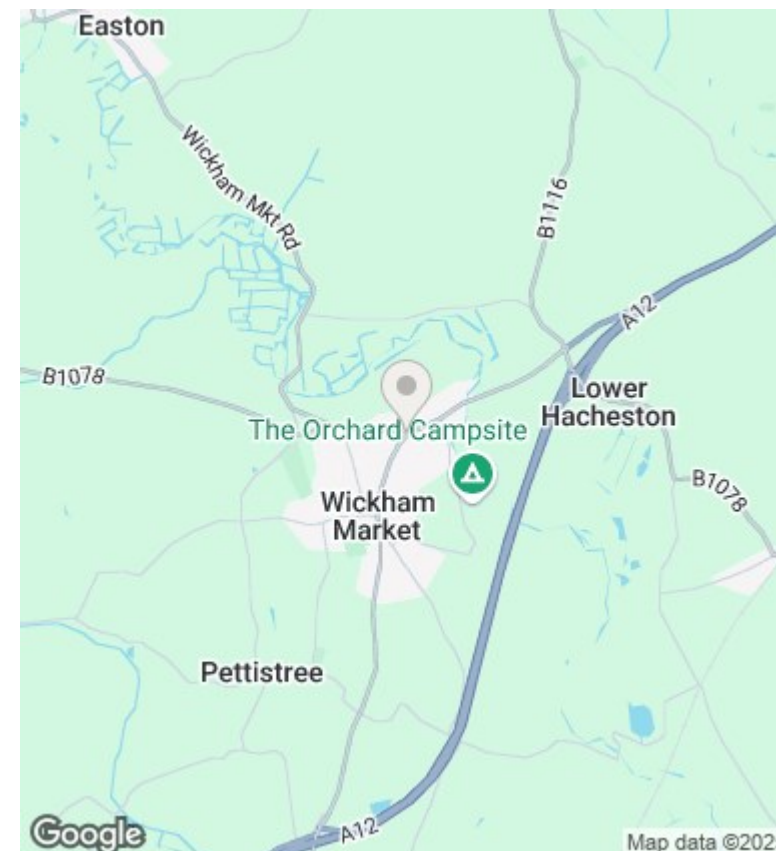
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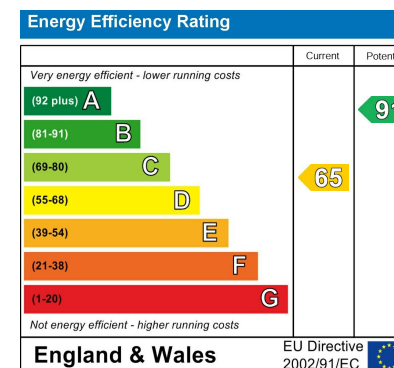


Conveyancing, Surveys & Financial Services

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

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