



Rendham, Suffolk

2 Bedrooms | 2 Receptions | 1 Bathroom

Offers In Excess Of £250,000

Flick & Son
Coast and Country



A stunning, semi-detached period house, over looking the church in the popular Suffolk village of Rendham.

- Sympathetically refurbished
- Character features
- Woodburner and Multi fuel stove
- Two reception rooms
- Double bedrooms
- Bath and Shower
- Good size garden
- Rental guide £735 pcm
- EPC - E

To arrange a viewing contact our Saxmundham office



Lara
Balls



Chris
Burrell-Saward



Rosa
Ackland-Snow



Rebecca
Goffin



Helen
Brewster

Rendham, Suffolk

2 Bedrooms | 2 Receptions | 1 Bathroom

Offers In Excess Of £250,000

DESCRIPTION

A stunning semi-detached redbrick cottage centrally located in the heart of the popular village of Rendham with outstanding views of the church to front. The property would make an ideal second home or first time purchase. The accommodation, having been extensively and sympathetically refurbished over recent years, is well laid out and comprises of entrance hall, sitting room with exposed floor boards and multi - fuel stove and view over St Michaels church. The dining room has an exposed red brick chimney with woodburner painted floors and access to a large boiler room and storage area. The galley kitchen is simple and stylish with painted units and butler sink inset into wooden worktop. Utility Room. Double bedrooms with family bathroom complete with bath and separate shower. Oil fired central heating and double glazing. Outside is a cottage garden to front and a good size garden to rear mainly laid to lawn with a shingle landscaped sitting area.

LOCATION

Rendham is a small village which has a parish church, The Rendham White Horse public house offering traditional ales and home cooked food, a village coffee shop Juniper Barn which also has a shop within, and a playing field and is situated approximately two and a half miles to the west of the market town of

Saxmundham and about four miles east of the most attractive town of Framlingham with its Market Square and castle. The railway station at Saxmundham lies on the east Suffolk line and gives both direct and connecting services via the county town of Ipswich to London Liverpool Street.

ENTRANCE HALL

Stairs to first floor landing. Door to:

SITTING ROOM

11' 11" x 10' 11" (3.65m x 3.33m)

Window to front with views of the church, exposed floor boards, multi-fuel stove, built in cupboard under stairs. Door to:

DINING ROOM

11' 10" x 11' 1" (3.63m x 3.40m)

Window to rear, exposed red brick chimney, wood burning stove, painted floorboards. Access to:

BOILER ROOM / STORE

12' 5" x 3' 9" (3.8m x 1.16m)

Window to side, floor mounted oil fired boiler.



KITCHEN

12' 9" x 5' 10" (3.91m x 1.80m)

Two window to rear, door to garden, hand painted base units, mixer tap over a butler sink, tiled splash backs to wooden worktop, space for electric cooker, stainless steel filter hood over with shelf to side, space for appliances, ceramic tiled floor. Opening to:

UTILITY ROOM

6' 0" x 5' 5" (1.83m x 1.66m)

Windows to side, plumbing for washing machine.

FIRST FLOOR LANDING

Doors off to:

BEDROOM ONE

11' 11" x 11' 7" (3.64m x 3.55m - plus recess over stairs)

Window to front with views of the church.

BEDROOM TWO

12' 0" x 8' 6" (3.66m x 2.60m)

Window to rear, access to loft.

FAMILY BATHROOM

Obscure window to side, low level WC, pedestal wash hand basin, paneled bath with tiled surround, built in tiled shower cubicle with mains fed drench shower head with hand held attachment, ceramic tiled floor, part panelled walls.

OUTSIDE

The property is approached via an enclosed cottage garden to front with steps and pathway leading to front door. There is side gated access to the rear garden which is mainly laid to lawn with established shrub borders, timber shed and a gravelled landscaped sitting area enclosed by panel fencing and hedging.

SERVICES

Mains electric water and private drainage are available. None of the services, the heating installation, plumbing, electrical systems nor appliances (if any) have been tested by the Selling Agents.

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. 18844/LB

AGENTS NOTE

Please be aware there is no vehicular parking at the property. There is nearby on-road parking in the village.



FLOORPLANS

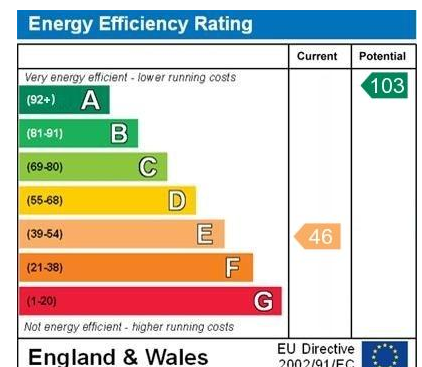
These plans are for illustrative purposes only and should not be used for any other purpose by and prospective purchaser or any other party.

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

EPC

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



01728 633777

Ashford House, High Street, Saxmundham, Suffolk IP17 1AB
enquiries@flickandson.co.uk
www.flickandson.co.uk

Flick & Son
Coast and Country