



2 MILL COTTAGE

UGGESHALL, NR34 8EN



2 Mill Cottage is situated in the popular rural village of Uggheshall and boasts a tucked away location with a complimentary plot.

The property provides a great opportunity for renovations to add your stamp onto the home. You enter the property via a convenient porch which provides access into the sitting room, overlooking the front garden. Leading on from the Sitting room is the main accommodation of the ground floor: a spacious open plan with large feature fireplace and country style kitchen, which provides access into the garden to the side. Situated to the side of the property is a further reception room and family shower room, ideal to use as a ground floor bedroom great for flexible living. Positioned to the rear of the home, the ground floor accommodation is completed with a good size conservatory with double doors leading into the rear garden.

Stairs to the first floor landing provide access to two double bedrooms and family bathroom. Both bedrooms with built in storage space and overlook both the front and rear gardens. The home additionally benefits from good size front and rear gardens, double garage with room above and

driveway with ample parking.

Located in the heart of the Suffolk countryside, yet less than 4.5 miles from popular coastal town of Southwold and less than 8 miles from the market town of Beccles. Beccles, a picturesque and thriving market town, has supermarkets, many independent shops and useful services, and a variety of restaurants, pubs and cafes. The town is also known as the gateway to the Broads National Park. Nearby Southwold is a thriving seaside location with a number of local shops, restaurants and coastal attractions.

TENURE- FREEHOLD

SERVICES-

Mains heating is electric, mains water and drainage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Southwold Office

LOCAL AUTHORITY

East Suffolk Council. Band - E



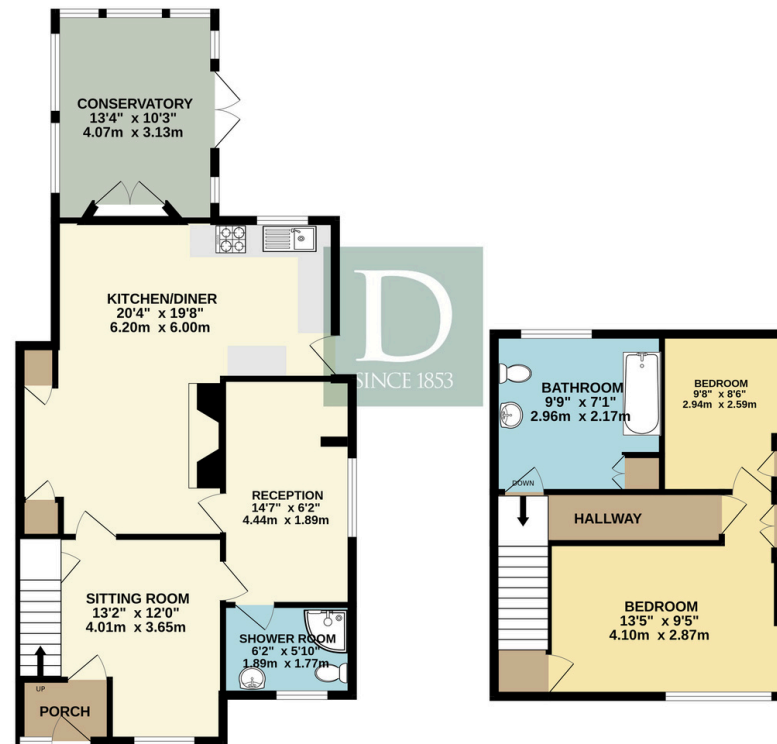


RURAL
LOCATION

FLOOR PLAN

GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 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 mis-statement. 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 as to their operability or efficiency can be given.
Made with Metropix C5024

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : **01502 723292**
Email : **southwold@durrants.com**

BECCLES | DISS | HALESWORTH | HARLESTON | SOUTHWOLD | MAYFAIR



WWW.DURRANTS.COM