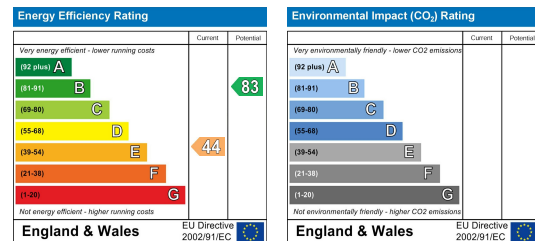


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2024 | www.houseviz.com



1 Hall Lane, Lower Somersham, Ipswich, IP8 4QP £335,000

This picturesque cottage is located perfectly in the village of Lower Somersham. This three bedroom beautifully presented property has a wealth of character and charm, cottage garden, walking distance to shop, village hall, playing field and primary school and is offered to market with no onward chain.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

1 Hall Lane, Lower Somersham, Ipswich, IP8 4QP

LOWER SOMERSHAM:

The attractive village of Lower Somersham lies approximately 5½ miles west of the county town of Ipswich which provides a mainline railway station with direct links to London Liverpool Street Station. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands. Lower Somersham offers a variety of local amenities including village hall, community shop, two churches, public house, and primary school; and has a large playing field with children's play area, car park and pavilion.

FRONT ENTRANCE DOOR TO:

ENTRANCE HALLWAY:

Stairs to first floor and door to...

KITCHEN/DINING ROOM: 22'3" x 12' (6.78m x 3.66m)

Window to front and rear, range of base units with work surfaces over and stainless steel sink. AGA (not tested), built in oven, space for appliances and pantry cupboard. Doors to....

SITTING ROOM: 12'1" x 8'11" (3.68m x 2.72m)

Window to rear, and stable door to rear garden. Door to W/C

LIVING ROOM: 17' x 12' (5.18m x 3.66m)

Window to front, electric heater and feature fireplace.

LANDING:

Window to rear and storage cupboard, exposed wood flooring, electric heater doors to...

BEDROOM: 15'8" x 12'2" (4.78m x 3.71m)

Window to front and storage cupboard

BEDROOM: 15'1" x 12' (4.60m x 3.66m)

Window to front and built in wardrobes

BEDROOM: 14'1" x 9'7" (4.29m x 2.92m)

Window to rear

BATHROOM:

Window to rear, panelled bath, low level W/C and pedestal wash hand basin.

OUTSIDE:

The gardens to the rear are laid to lawn with mature flowers and shrubs, patio seating area and a large garden shed. PARKING IS AVAILABLE ON THE STREET DIRECTLY OUTSIDE THE PROPERTY.

AGENTS NOTE:

The property has recently had carpet laid. The vendors have also advised us that the property has recently had a new consumer unit and distribution board fitted, has been completely re-wired throughout and a combined fire/co2 alarm fitted.

