



LOWER ROAD, RATTLEDEN

RATTLEDEN, IP30 0RD

£180,000
FREEHOLD

Willow Cottage, Lower Road, Rattlesden, Bury St Edmunds, Suffolk, IP30 0RD

We are acting in the sale of the above property and have received an offer of £175,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

In the heart of the village, this characterful detached cottage is offered for sale with no onward chain. Ideally located within walking distance of local amenities, including the village shop and traditional public houses, it combines convenience with countryside charm. The spacious sitting room features a cosy fireplace with a log burner, creating a warm and inviting atmosphere. A separate dining room, complete with an Aga, leads through to the kitchen and ground floor bathroom. Upstairs, two generously sized bedrooms boast exposed beams, adding to the property's period appeal. Outside, the cottage benefits from an enclosed garden, off-road parking, and a garage. While some modernisation is required, this grade II listed property offers fantastic potential in a highly sought-after and picturesque village setting. Early viewing is highly recommended.

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- Detached Grade II Listed Cottage • No Onward Chain • Sitting Room With Wood Burner • Good Size Dining Room • Two Double Bedrooms • Parking & Garage • Gardens To Front & Rear • Character Features Throughout • Located In A Well Served Village • Step Inside Today With Our 360 Virtual Tour!



Sitting Room

Filled with period charm, exposed timber beams and studwork. Brick fireplace with inset wood burner and tiled hearth. Stairs leading to first floor. Window to front.

Dining Room

Character filled room with an AGA. Exposed brick and timber walls. Exposed beams and tiled flooring. Window to front. Understairs storage.

Kitchen

Base cupboards with work tops over. Inset Butler sink with mixer taps. Space for appliances. Window to side.

Bathroom

WC and wash basin. Bath with shower over. Window to side.

Inner Hall

Door to garage

Landing

Accessing the bedrooms

Bedroom 1

Good size room with exposed beams. Built in storage. Window to front.

Bedroom 2

Double room with exposed timbers. Window to side.

Outside

Garden

Parking area to the front of the property. Leading to an enclosed garden surrounded by mature shrubs and trees.

Garage

Door to front and side.

Agent's Note



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: F Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

allhomes
28 Thurston Granary, Thurston
Bury St Edmunds
Suffolk
IP33 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

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