



High Street, Cavendish, CO10 8AZ

**CHEFFINS**

# High Street

Cavendish,  
CO10 8AZ

3 2 2

**Offers In Excess Of £300,000**

- Desirable Location
- Three Good Sized Bedrooms
- Open Plan Living Accommodation
- Period Features
- Gas Central Heating
- Upstairs Bathroom
- Two Downstairs WCs
- Kitchen (Work Required) & Utility Area (Work Required)
- Freehold
- Part Thatched

A charming three double bedroom Grade II listed cottage situated in the heart of the picturesque Suffolk village of Cavendish. The property was part of an ongoing restoration project and has had a large amount of improvements. The accommodation is deceptive with good sized open plan living accommodation. NO ONWARD CHAIN.





## LOCATION

Cavendish is one of the prettiest villages in Suffolk. It is famous for its thatched cottages and picturesque green, set against a backdrop of the historic Saint Mary's Church and the Five Bells pub. There are two further pubs The Bull & George. A quintessential English Village scene with tea rooms and an antique shop overlooking the village green.

## Entrance Porch

Door to front, inner doorway.

## Lounge

Open plan to dining room with exposed floor to ceiling timbers, wall and ceiling timbers, Inglenook style fireplace not currently in use, storage cupboard, sash windows to front, radiator, wall uplighters, Herringbone style flooring.

## Dining Room

Open plan to dining room with exposed floor to ceiling timbers, wall and ceiling timbers, Small recess currently used as a wine fridge, storage cupboard, sash window to side, radiator, Herringbone style flooring, door to stairwell.

## Rear Lobby

Two storage cupboards, door to rear garden.

## Kitchen

Fantastic space with potential to knock through to utility space, the kitchen has quarry tiled flooring and a range of base units with worksurfaces over, space and plumbing for appliances. window to side.

## Utility Space.

Former downstairs bathroom with low level WC still in situ, wall mounted wash hand basin, Red brick feature, window to side, radiator.

## Downstairs WC

Exposed wall and ceiling timbers, wall mounted wash hand basin, low level WC, window to rear.

## Bedroom One

Exposed timbers, floorboards, window to front, radiator.

## Bedroom Two

Sash window to rear, radiator. Built in bedroom furniture.

## Bedroom Three

Cast iron feature fireplace, sash window to side, floorboards, radiator.

## Bathroom

Suite comprising low level WC, bath with shower over, pedestal wash hand basin, cupboard housing comb boiler, red brick chimney breast, heated towel rail radiator.

## Outside:

The cottage is situated in the heart of Cavendish with a beautiful view up the

charming high street from right to left.

There is plenty of countryside walks a short distance away. To the rear of the cottage is a small courtyard style garden with rear access.

## AGENTS NOTE

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Tenure - Freehold

Council Tax Band - D

Property Type -End Terrace

Property Construction - Thatched Cottage

Number & Types of Room - Please refer to floor plan

Square Footage 1000 sq ft Approx

Parking - On Road

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Gas- Mains supply

Heating - Mains Gas central heating.

Broadband - Superfast Fibre to cabinet broadband is available FTTC

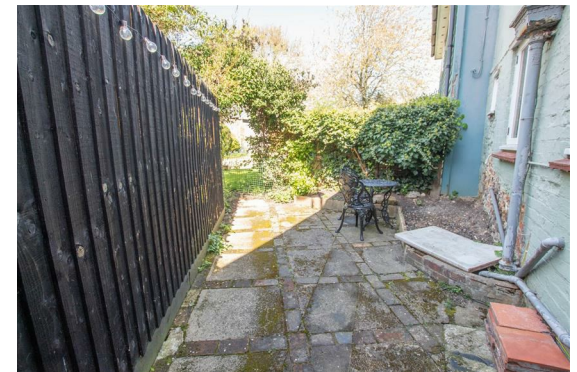
Mobile Signal/Coverage - Good

## VIEWINGS

By appointment through the Agents.

## SPECIAL NOTES

1. None of the fixtures and fittings are

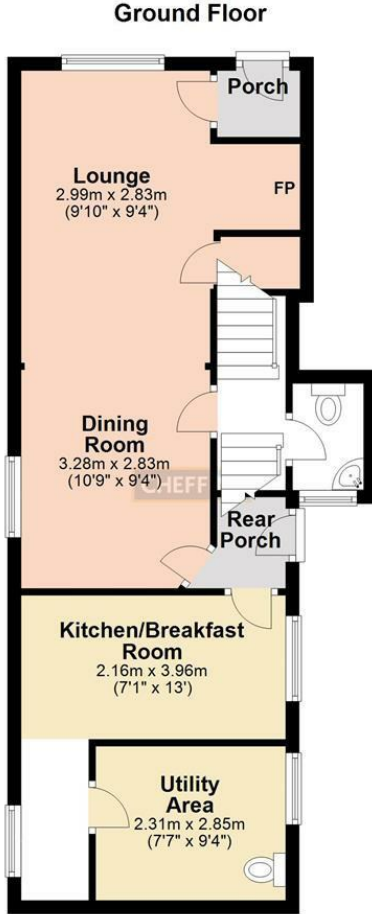




included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked or tested. We would recommend that these are tested by a qualified person before entering into a commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floor plans are produced for identification purposes only and are in no way to be taken as a representation of the accommodation.



Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.