



Pound Green, Cowlinge, CB8 9QQ

CHEFFINS



# Pound Green

Cowlinge,  
CB8 9QQ

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**Offers In Excess Of**

- Character Detached Cottage
- Fully Renovated
- Open Plan Ground Floor Accomodation
- 2 Bedrooms
- First Floor Bathroom
- Exceptional Character
- Large Garden
- Delightful Location
- NO CHAIN
- LAND TO THE RIGHT MAY BE AVAILABLE  
SUBJECT TO SEPERATE NEGOTIATION

A charming 2 bedroom detached cottage recently renovated to a high standard with exceptional character throughout and with a delightful established garden to the rear. The property is beautifully presented and benefits from a partially open plan living space with a living room with brick fireplace, an open plan fitted kitchen and dining area with an attractive aspect over the decking and garden. Features include 2 double bedrooms and a Jack and Jill bathroom on the first floor, a shingled front and side garden and a footbridge leading over a stream to an attractive rear garden. NO CHAIN.







## LOCATION

COWLINGE is a delightful village situated approximately 9 miles South East from the historic racing town of Newmarket. This popular village offers a public house, church and there is a convenience store in nearby Stradishall. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, schools and restaurants.

**LIVING ROOM**

A double aspect room with a fireplace with brick surround (fireplace currently boarded off), staircase leading to the first floor, opening leading to;

**KITCHEN AREA**

with a well equipped fitted kitchen with fitted base units and oak worktops, integrated stainless steel oven and grill with 4 ring ceramic hob and extractor hood over, integrated washing machine and slimline dishwasher, cupboard housing electric combination boiler serving the central heating and hot water system, wood effect flooring.

**DINING AREA**

open plan with the kitchen, a double aspect room with an attractive aspect over the decking and side garden, wood effect flooring.

**CLOAKROOM**

with a low level WC, hand basin, wood effect flooring.

**FIRST FLOOR****LANDING**

leading to;

**BEDROOM 1****BEDROOM 2****BATHROOM**

with an interconnecting Jack and Jill arrangement for both bedrooms with a bath with shower over and shower screen, hand basin and low level WC.

**OUTSIDE**

To the front of the property is an attractive brick perimeter wall with a picket gate and a part quarry tiled pathway leading to a porch with ornate period fascia matching the gable end of the cottage.

To the right hand side is a shingled parking area leading to a raised decking platform overlooking the stream passing to the rear of the cottage. To the right of this is a footbridge leading to a long garden with established plants and hedge borders and a timber shed.

**SALES AGENTS NOTES**

Tenure - Freehold

Council Tax Band - C

Property Type - Detached Cottage

Property Construction - Standard brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 742

Parking - Driveway

Utilities / Services

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Electric central heating

Broadband Connected - No

Broadband Type - Standard Broadband (Up to 24 Mbps download speed) /

Superfast Fibre Broadband (79-80 Mbps download speed)

Mobile Signal/Coverage - O2 & EE

Flood risk - Rivers & Seas (Medium Risk), Surface Water (High Risk)

Planning Permission - We advise all interested parties to check the West Suffolk Planning Portal.

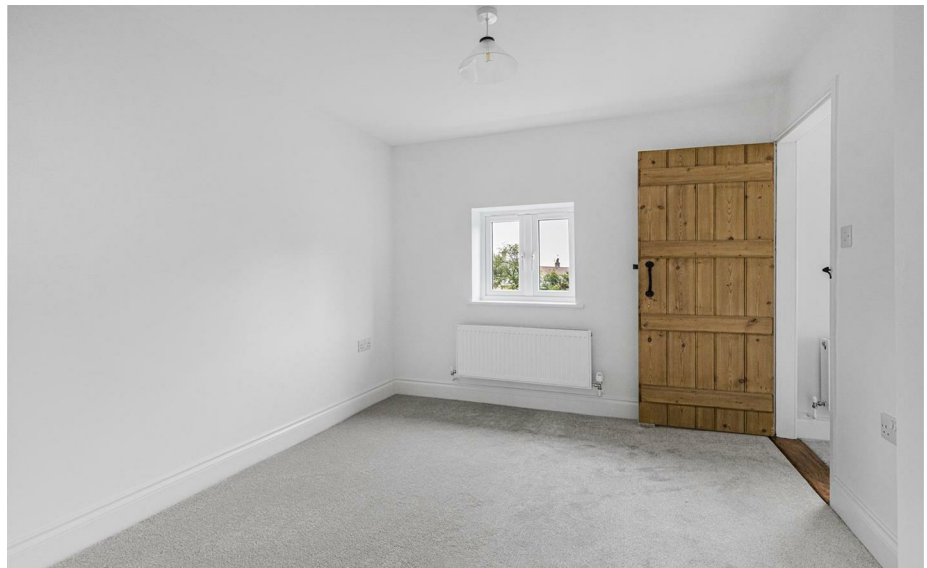
Restrictions - We have been made aware this property does not contain restrictive covenants - please refer to the land registry title for more information.

Building Safety - The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and that the property is not at risk of collapse.


Accessibility / Adaptations - The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Please note the current Land Registry title plan will need splitting as the land to the right hand side of the cottage is being separately negotiated by our client and a small garden area to the left hand side has been sold to the neighbour.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Offers In Excess Of £399,995  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - West Suffolk

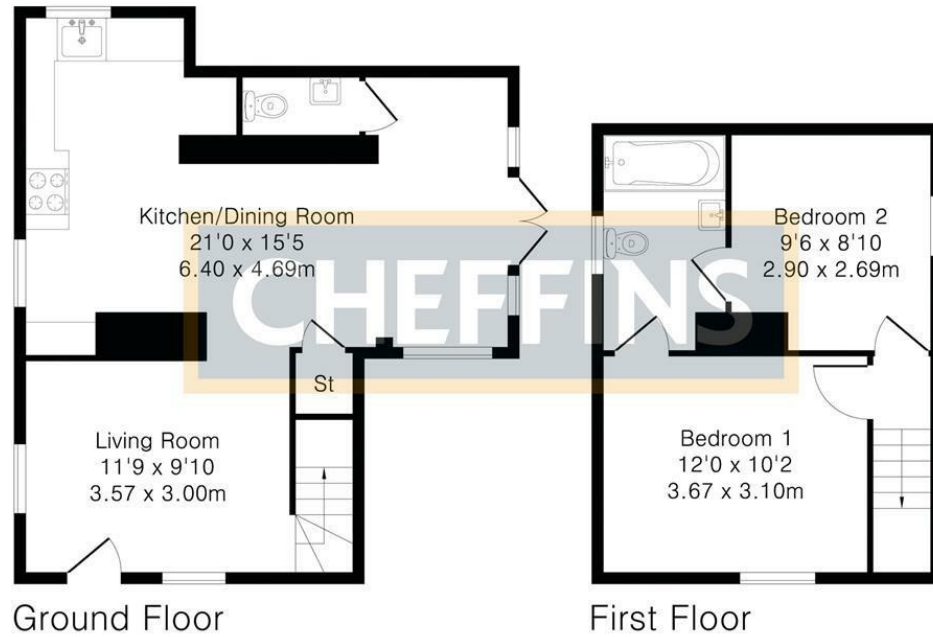








Approximate Gross Internal Area 742 sq ft – 69 sq m  
 Ground Floor Area 444 sq ft – 41 sq m  
 First Floor Area 298 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.