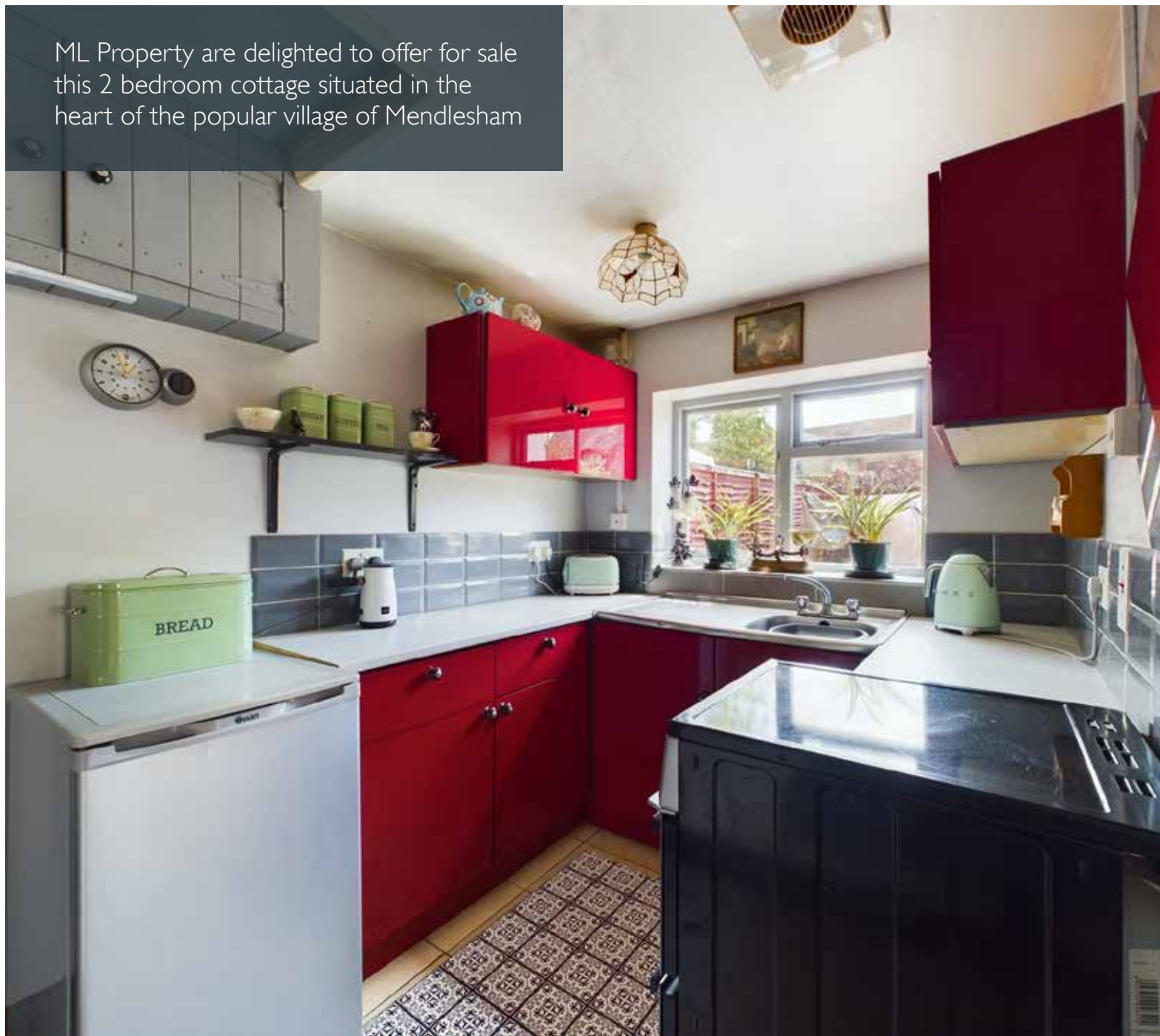




Kay Cottage

21 Old Market Street, Mendlesham, Stowmarket, Suffolk IP14 5RZ

ML Property are delighted to offer for sale this 2 bedroom cottage situated in the heart of the popular village of Mendlesham



price
£240,000

at a glance...

- 2 Bedroom detached cottage
- Situated in the popular well served village of Mendlesham
- Off road parking
- Enclosed rear garden
- Oil fired central heating
- Some period features
- Offered for sale with No Onward Chain





The property which benefits from off road parking and Oil fired central heating is offered for sale with No Onward Chain.





property

Kay Cottage is a quaint 2 bedroom detached property set in the heart of Mendlesham affording the following accommodation - sitting room with open fire and further walkthrough area, kitchen, shower room and rear porch/utility area. On the first floor there are 2 bedrooms. The property is further enhanced by oil fired central heating with period features.

Externally the property boasts off road parking to the side of the property leading to the cottage style garden to the rear which is fully enclosed and predominantly laid to lawn.

location

Mendlesham itself is an extremely sought after village lying approximately seven miles north east of Stowmarket (which has a main line railway station link to London Liverpool Street) and has easy access to the A140 trunk road which leads to Norwich (north), Ipswich (south), Felixstowe (east), Cambridge and the Midlands (west) via the A14. The village has a thriving community and is very well served with local amenities including primary and pre-schools, health centre, village store, a public house, fish and chip shop, parish church, community centre and playing field.





ground floor

Sitting room/walkthrough area	6.06m (20'0) x 3.42m (11'2)
Kitchen	1.97m (6'0) x 2.73m (9'0)
Inner Hallway	
Shower Room	2.26m (7'0) x 1.68m (5'6)
Porch/Utility Area	1.33m (4'0) x 2.90m (9'6)

first floor

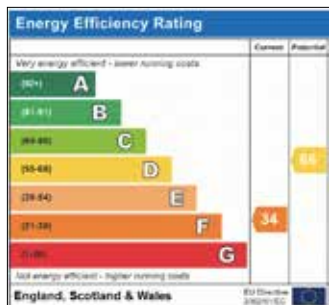
Landing	
Bedroom 1	3.42m (11'0) x 3.46m (11'4)
Bedroom 2	2.42m (8'0) x 2.01m (6'7)

services

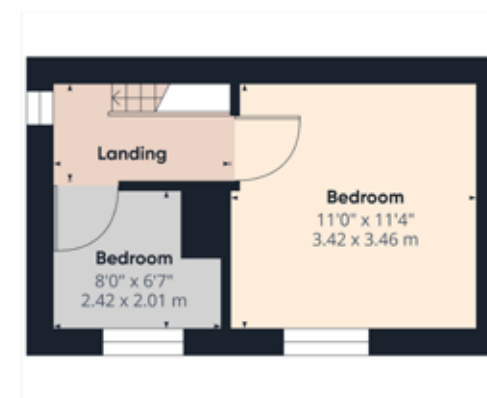
Mains water, drainage and electricity. Heating is provided by Oil fired central heating serving radiators throughout.

Local Authority Mid Suffolk District Council
Council Tax Band C.





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 confirming boundaries, parking spaces and rights of way. 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. ALL MEASUREMENTS ARE APPROXIMATE.



ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove

www.mlproperty.co.uk

