

Old Post Office House The Street - Guide Price £325,000

Ingham Bury St. Edmunds Suffolk IP31 1NG

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Features

- SEMI DETACHED COTTAGE STYLE PROPERTY
- CHANGE OF USE TO RESIDENTIAL ACCOMMODATION
- 2 RECEPTION ROOMS, KITCHEN
- OFFICE, FORMER SHOP IDEAL FOR RECEPTION ROOM/4TH BEDROOM
- 3 FIRST FLOOR BEDROOMS, BATHROOM
- DRIVEWAY TO REAR GARDEN & PARKING
- RANGE OF OUTBUILDINGS
- NO ONWARD CHAIN

The Property

GUIDE PRICE £325,000 - £350,000

This semi detached cottage style property was formerly the village post office but now has change of use to purely residential and is set in a central location in this popular village to the north of Bury St Edmunds.

The cottage offers character accommodation of Sitting Room with woodburner, Dining Room with french doors to the rear garden, Kitchen, Cloakroom, Office/Utility Room, Former Shop which is ideal as a second Reception Room or 4th Bedroom. The first floor accommodation offers Three Good Size Bedrooms and a Family Bathroom.

The property benefits from no onward chain and has oil fired central heating. There is a driveway leading to the rear of the property with parking and lovely gardens with a south/east aspect and a range of outbuildings. We strongly recommend arranging a viewing to fully appreciate the accommodation and space that is on offer.

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

SITTING ROOM 14'2" x 18'0"

DINING ROOM 11'1" x 12'11"

KITCHEN 12'1" x 8'7" (maximum)

CLOAKROOM

UTILITY ROOM/OFFICE 11'5" x 10'2"

2nd RECEPTION ROOM/4TH BEDROOM 10'1" x 24'9"

BATHROOM

BEDROOM ONE 16'10" x 12'10"

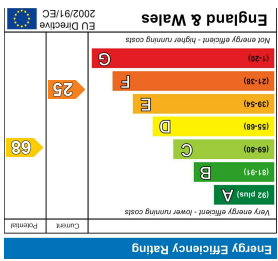
INNER BEDROOM TWO 6'2" x 14'4"

BEDROOM THREE 14'9" x 10'6"





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan ©2023

