



Cookley,

Guide Price £295,000

- NO ONWARD CHAIN
- Fantastic Countryside Views
- Generous Plot
- NON-STANDARD CONSTRUCTION (Steel Frame)
- Three Double Bedrooms
- EPC - D
- Detached Bungalow
- Detached Double Garage

Halesworth Road, Cookley

The property is situated in Cookley, approximately two miles from Halesworth, on a quiet country lane. The popular market town of Halesworth is centred around a pedestrian precinct with a wide variety of shops which cater for virtually every day needs. The market town of Halesworth is centred around a pedestrian precinct with a wide variety of shops which cater for virtually every day needs. Halesworth has a library, doctors surgery and cottage hospital which make it very self-contained. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

 3  2  1  D

Council Tax Band: C



DESCRIPTION

Marsh view is located in a fantastic idyllic setting surround by fields and countryside and is sat on a sensible sized plot. The bungalow itself offers three double bedrooms, lounge, kitchen/diner with bathroom and shower room. This countryside detached bungalow also benefits a detached double garage.

ACCOMMODATION

Double glazed door to:

ENTRANCE HALL

Doors to lounge, kitchen and shower room.

SHOWER ROOM

Three piece suite comprising; low level W.C., pedestal wash hand basin, shower cubicle, tiled floor, heated towel rail. Double glazed window to side aspect.

KITCHEN / BREAKFAST ROOM

Double glazed window to front and side aspect. Range of base and wall mounted units with work surfaces over. Fitted oven, hob and extractor. Tiled floor, plumbing for washing machine.

LOUNGE

Double glazed window to front aspect, wall mounted heater.

INNER HALL

Doors to bedroom and bathrooms

BEDROOM ONE

Double glazed window to front aspect, wall mounted heater.

BEDROOM TWO

Double glazed window to rear aspect.

BEDROOM THREE

Window to rear aspect, door to storage cupboard.

BATHROOM

Double glazed window to rear aspect. Three piece suite comprising; W.C, pedestal wash hand basin, bath.

OUTSIDE

Front garden is laid to lawn. Off road parking gives access to a double garage with power and light. Gated access to rear access to rear garden which is mainly laid to lawn with a patio area and green house and two garden sheds.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Main electricity and water, domestic small sewage treatment plant.

VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20535/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in

good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

AGENTS NOTE

NON STANDARD CONSTRUCTION: The vendor has advised that the building is of steel frame construction (Arcon mk V)



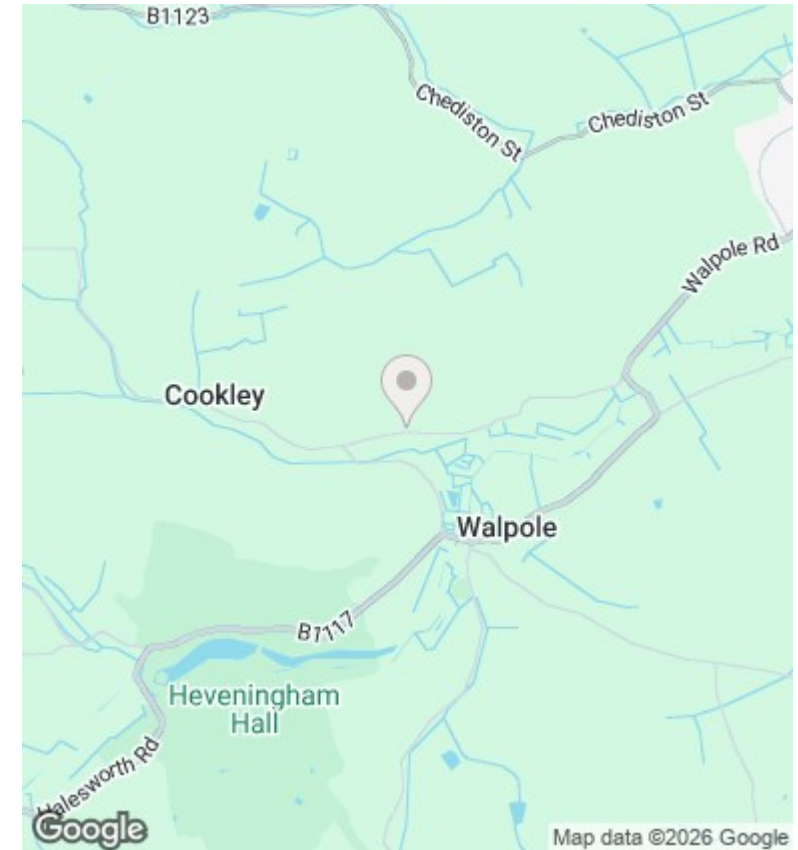


Marsh View, Cookley

Approximate Gross Internal Area = 86.5 sq m / 931 sq ft



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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com