



# Old Vine Cottage

Mendlesham Green, Stowmarket, Suffolk IP14 5RJ

**ml**  
PROPERTY CONSULTANTS

ML Property are delighted to offer for sale this well presented 3 bedroom detached cottage situated in the popular village of Mendlesham Green, a short distance from the village of Mendlesham. The property which benefits from OFCH and Aluminium windows has ample off road parking with gardens.



price  
**£385,000**

x3    x1    E

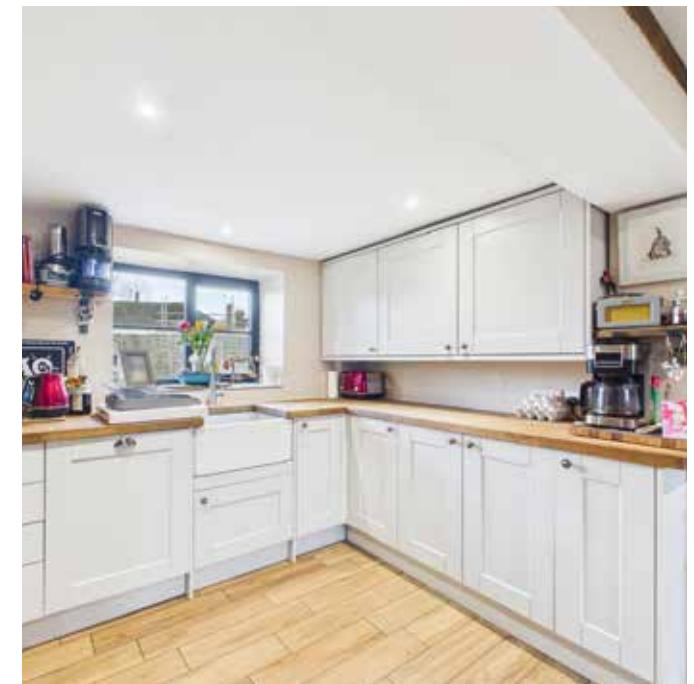
## at a glance

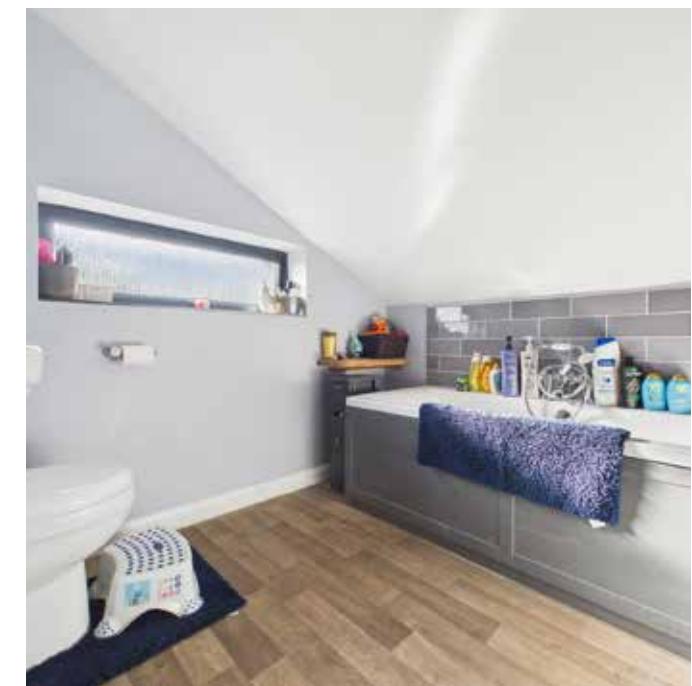
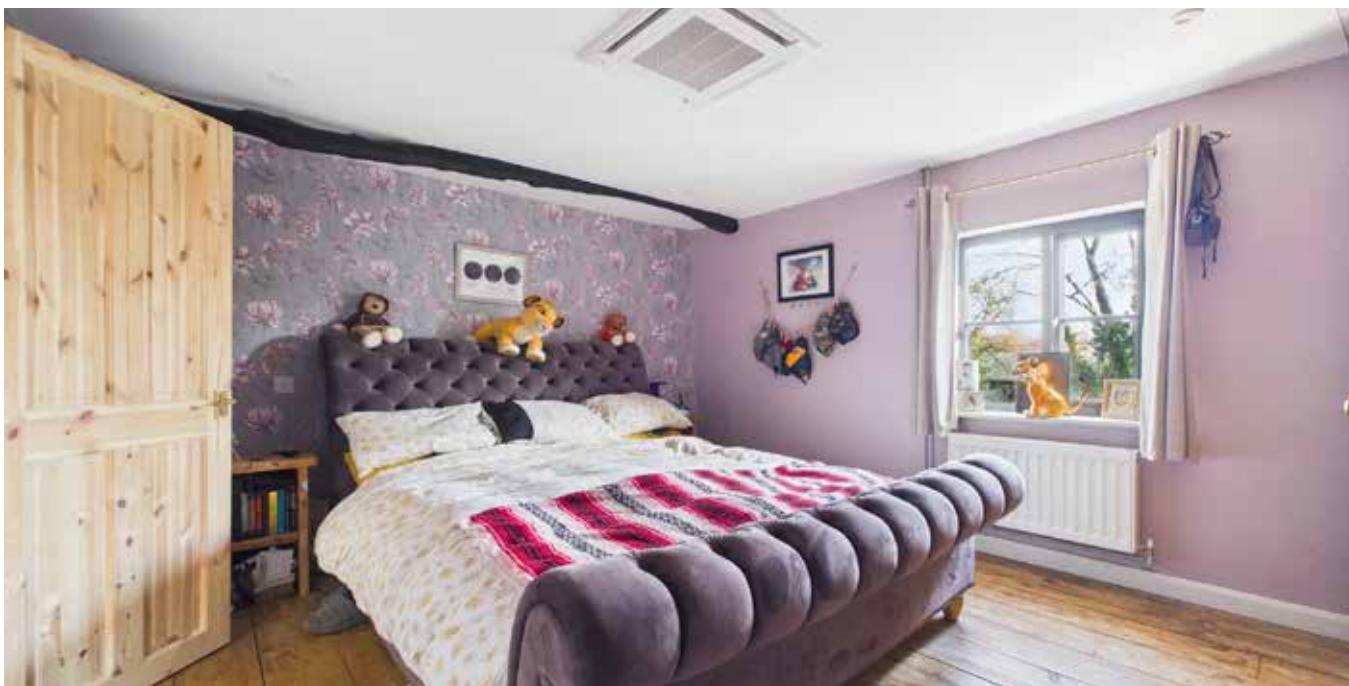
- 3 Bedroom detached cottage
- Situated in the rural village of Mendlesham Green, a short distance from Mendlesham
- Rear and side gardens
- Useful outbuilding
- Ample parking
- Oil fired central heating
- Aluminium double glazed windows
- Presented in good order throughout

GIRAFFE360



Old Vine cottage is a well presented detached cottage boasting some period features and affording the following accommodation - hallway, WC, kitchen/breakfast room and a sitting room with brick fireplace and wood burning stove. On the first floor there are 3 bedrooms and a family bathroom.





## outside

Externally the property benefits from a fully enclosed plot with ample off road parking laid to shingle. There are rear and side gardens laid to lawn along with a good size outbuilding. The property is further enhanced by Oil fired central heating, aluminium double glazed windows and air conditioning to the main bedroom.

## location

The property is situated in the small village of Mendlesham Green a short distance from the well served village of Mendlesham. 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

Hall

WC

Sitting Room 3.64m (11'11") x 4.22m (13'9")

Kitchen/Dining Room 5.95m (19'6") x 3.01m (9'10")

## first floor

Bedroom\* 3.69m (12'1") x 4.16m (13'7")

Bedroom 3.66m (12'0") x 2.50m (8'2")

Bedroom\* 2.20m (7'2") x 2.98 (9'9")

Bathroom 2.34m (7'8") x 2.13m (7'0")



## 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 D.

Please see Material Information brochure below.



PART OF THE 3 POINT PROPERTY GROUP

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.

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