



The Street, Badwell Ash, Bury St. Edmunds

Sheridans



The Street, Badwell Ash, Bury St. Edmunds IP31 3DH

Guide Price £250,000

Charming 18th century semi detached cottage with private south facing garden and church views.

Built of traditional timber frame construction beneath a tiled roof, this delightful period cottage, enjoys a prominent setting opposite the village church, in the heart of this popular Suffolk village. The cottage retains original features and is offered with no onward chain and the accommodation currently in brief comprises an entrance hall with stairs off to first floor with under stairs cupboard. The sitting room is a spacious reception with fireplace and window to front offering views to the church. The kitchen breakfast room has two windows overlooking the rear gardens and is fitted with a range of units providing plenty of drawer and cupboard space beneath worksurfaces and includes built in oven, hob and extractor fan. The rear hall has doors to the garden, entrance hall and to the bathroom fitted with a white suite and with window to rear.

Stairs lead from the entrance hall to the first floor

landing leading to the two bedrooms, including the spacious principal bedroom with fitted wardrobe cupboards and views to the village church.

Outside

To the rear is a private south east facing garden laid mostly to lawn and stocked with various flowering plants and shrubs. Within the garden is a timber shed and side gate onto Richer Road.

Location

The property is situated in the heart of the village and only a stones throw from local amenities including a shop/post office, church, and well regarded public house. Badwell Ash is situated approximately 12.4 miles from the historic market town of Bury St Edmunds and approximately 13.5 miles from the market town of Diss, with its main line rail link to London.

Directions

When entering the village from the direction of Stowlangtoft and Hunston, the cottage will be found on the right hand side just after the church.

Services

Mains electricity, water and drainage. Oil fired

- Charming semi-detached cottage in the heart of a popular village
- Private south facing rear garden
- No onward chain
- Church views
- Exposed beams and fireplace
- Sitting room
- Kitchen breakfast room with built in appliances
- Two bedrooms
- Bathroom
- Original features

radiator central heating.

Council - Mid Suffolk Tax Band C

Broadband speed: Up to 1000 mbps available (Source Ofcom)

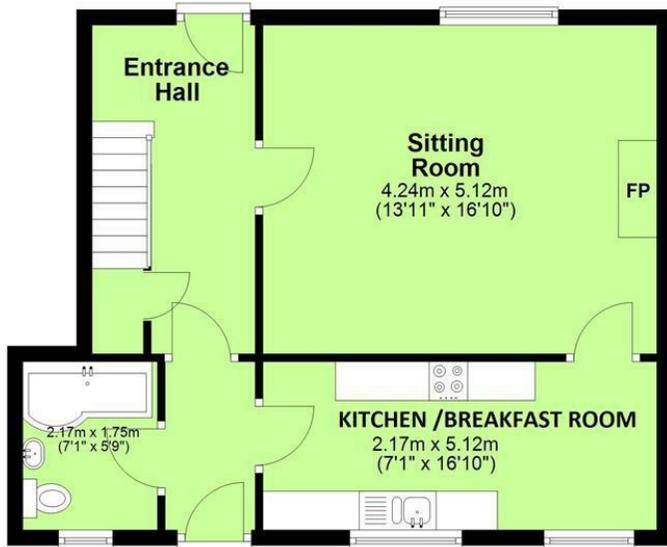
Mobile phone signal for: EE, Three and O2 (Source Ofcom)

Flood Risk: Low Risk



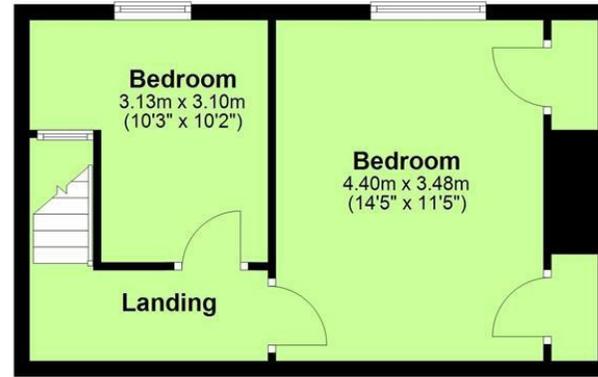
Ground Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.9 sq. feet)



Total area: approx. 82.2 sq. metres (885.3 sq. feet)

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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