



THE COTTAGE  
2 NEW STREET, FRESSINGFIELD, IP21 5PG



An attractive mid-terrace cottage in the heart of the popular village of Fressingfield. It has the benefit of a garage and is offered with no forward chain

**The property is an attractive period mid-terrace cottage which up until recently has been let. It is now being offered with vacant possession and no forward chain. It is located in the highly popular village of Fressingfield and until recently has been rented out.**

**The front door opens to the sitting room with open fireplace and brick surround. This leads to the kitchen with is fitted in a range of wall and base units and there is a window to the rear. The hallway is to the rear with stairs to the first floor. There is a door to outside and a ground floor cloakroom. On the first floor is a double bedroom to the front with fitted wardrobe, a single bedroom to the rear and bathroom with corner bath.**

**To the rear of the cottage is a low maintenance courtyard garden with a gate at the rear giving access to the path leading to the garage. The garage is the end one in a block of three.**

#### LOCATION

Fressingfield is a thriving village which is very popular due to its diverse range of amenities. It is

home to the nationally renowned Fox & Goose restaurant, there are a variety of social clubs, a local primary school and doctors surgery. Harleston is approximately 5 miles and has an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes and pubs. Diss is approximately 12 miles and has a mainline rail link to London Liverpool Street in 90 minutes.

#### SERVICES

Electric heating. Mains water, electricity and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

Mid Suffolk Council & Tax Band A

#### AGENTS NOTE

Please note it is a shared driveway with the other cottages and you will have a right of way to cross and access the garage.



2



1



1



10 miles



10 miles



EPC



## FLOOR PLAN



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.  
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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### CONTACT US

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