



# Granny Greens

Lower Green, Felsham, Suffolk IP30 0PP





guide price

£180,000



x1



x1



F

## at a glance

- 1 Bedroom semi detached cottage
- Off road parking
- Front and rear gardens
- In need of updating throughout
- Pleasant village location
- Offered with No Onward chain



GIRAFFE360



ML Property are delighted to offer for sale a rare opportunity to acquire a 1 bedroom semi detached cottage situated in the popular rural village of Felsham. The property which does require updating benefits from front and rear gardens, off road parking and is offered with No Onward Chain.



The property affords the following accommodation - porch, sitting room with open fire, kitchen/breakfast room, rear hall and bathroom. On the first floor there is one bedroom.



Externally the property is approached via a shingle driveway providing off road parking, a front garden laid to lawn and an enclosed rear garden which is also laid to lawn.

## Location

The property is situated in the village of Felsham which benefits from a strong community and local amenities including a pub, church and garage. Old Buckenham Hall preparatory school is just 2 miles away, while Bury St Edmunds and Stowmarket are both around 8 miles distant, offering extensive facilities and rail links to London. The A14 is approximately 5 miles away, providing convenient access to Ipswich, Cambridge and London Stansted Airport.



## ground floor

Porch	
Bathroom	
Sitting Room	4.31 (14'1") x 3.76m (12'4)
Kitchen/Breakfast Room	3.18m (10'5) x 4.21m (13'9)

## first floor

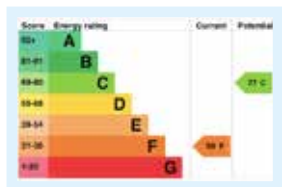
Bedroom	3.94m (12'11) x 3.84m (12'7)
---------	------------------------------

## services

Mains water, drainage and electricity. Heating is provided by Electric storage heaters throughout.

Local Authority Mid Suffolk District Council - Council Tax Band B.

Please see Material Information brochure and EPC below.



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.

ML Property Consultants  
2 Front Street, Mendlesham,  
Stowmarket, Suffolk IP14 5RY

01449 766120  
matt@mlproperty.co.uk

find us...  
**rightmove** 



[www.mlproperty.co.uk](http://www.mlproperty.co.uk)

