



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

SHOP LANE, LITTLE GLEHAM, IP13 0BD

TENURE : FREEHOLD

GUIDE PRICE £300,000

- Semi-Detached Cottage
- Off-Road Parking
- LPG Central Heating System
- Three Bedrooms
- No Onward Chain
- Double-Glazed Windows

THE ACCOMMODATION



Entrance Lobby

With stairs off to the first floor and door to...

Living Room 16' 9" x 13' 11" (5.11m x 4.24m)

(maximum measurements provided), with exposed timbers, windows to front and side aspect. door to the...

Dining Room 12' 5" x 8' (3.78m x 2.44m)

With window to rear aspect, door to the rear lobby and door to the..



Kitchen 14' 1" x 11' 2" (4.29m x 3.40m)

(maximum measurements of "L" shape room) Fitted with wall and base cabinets, work surfaces, inset sink/drain unit, electric oven and hob, windows to front and rear aspect.

Rear Lobby

With door to the rear garden.



Landing

With window to side aspect and doors to...

Bedroom One 12' 1" x 8' 7" (3.68m x 2.62m)

Window to front aspect.

Bedroom Two 11' 9" x 10' (3.58m x 3.05m)

(max measurements provided of irregular shaped room) Built-in storage and window to rear aspect.

Bedroom Three 12' 1" x 8' 4" (3.68m x 2.54m)

(Maximum measurements of "L" shape room) Window to front aspect.

Bathroom

Fitted with a WC, wash basin and panelled bath, window to rear aspect.

Outside

A pleasant garden with well-stocked beds, and field view beyond the rear boundary. There's a brick-built outhouse with power connected.

THE PROPERTY & LOCATION

This charming three-bedroom period semi-detached cottage within the village of Little Glemham, offers character features including stable latch doors, exposed beams and an exposed brick fireplace. The accommodation comprises an entrance lobby, living room, dining room, kitchen, three bedrooms and bathroom. The property has the benefit of replacement double-glazing throughout, calor gas central heating, off-road parking for two cars and a rear garden with impressive countryside views.

The rural village of Little Glemham is situated approximately sixteen miles from the county town of Ipswich, which offers direct rail links to London Liverpool Street station and Norwich. Campsea Ashe is only five minutes' drive and offers connecting rail links to London and Norwich. The towns of Wickham Market and Woodbridge are a short distance away and offer a wide range of facilities, and the Suffolk Heritage coast, including Orford, Aldeburgh, and Thorpeness, is within easy travelling distance.



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