

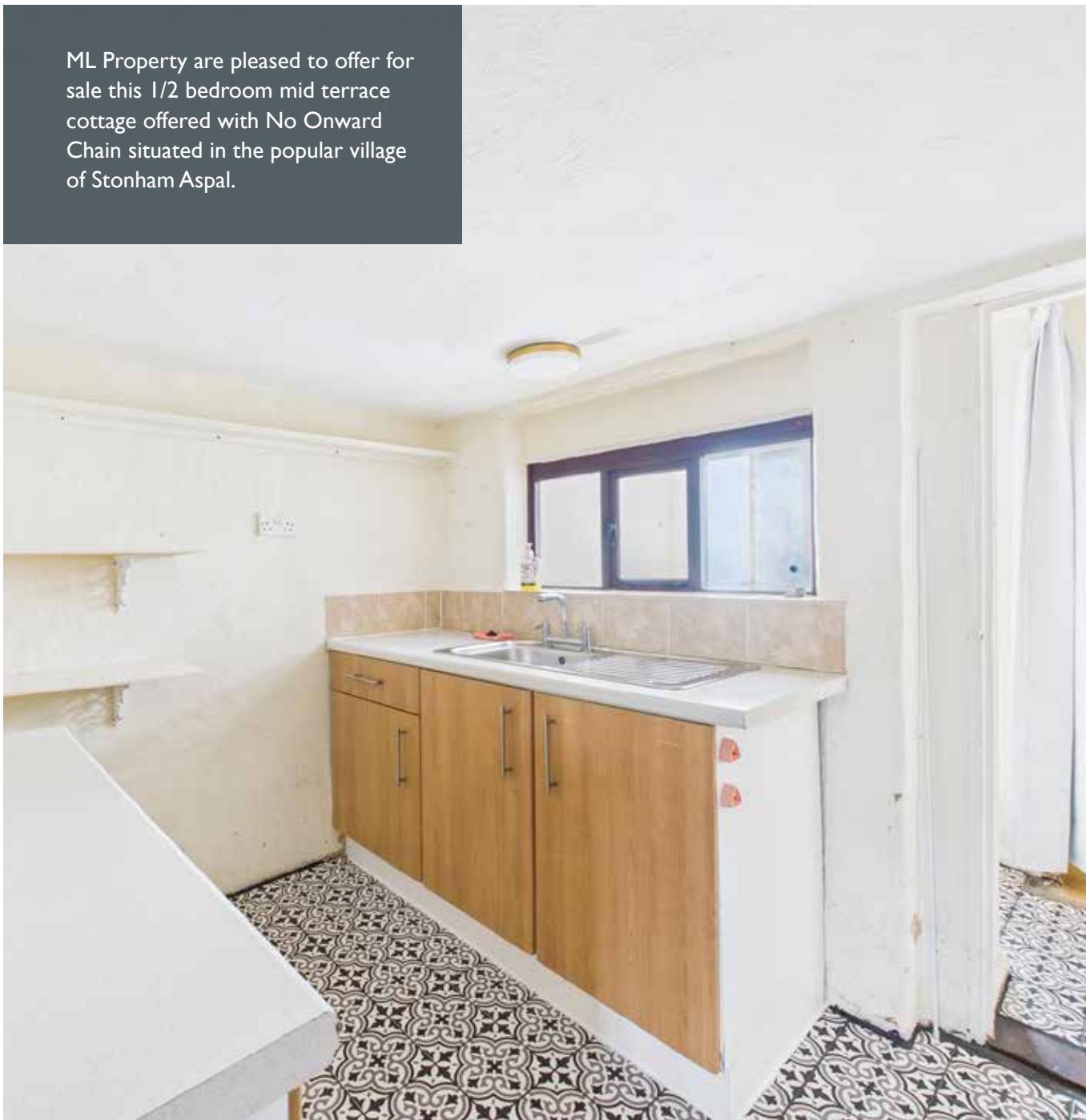


# 2 Privet Cottages

The Street, Stonham Aspal, Suffolk IP14 6AH



ML Property are pleased to offer for sale this 1/2 bedroom mid terrace cottage offered with No Onward Chain situated in the popular village of Stonham Aspal.



guide price  
**£150,000**

 x2  x1  F

## at a glance

- 1/2 Bedroom mid terrace cottage
- 1 bedroom off another
- Enclosed rear garden
- Period features
- Electric Heating
- UPVC Windows and doors
- In need of modernisation
- No Onward Chain
- Popular village location

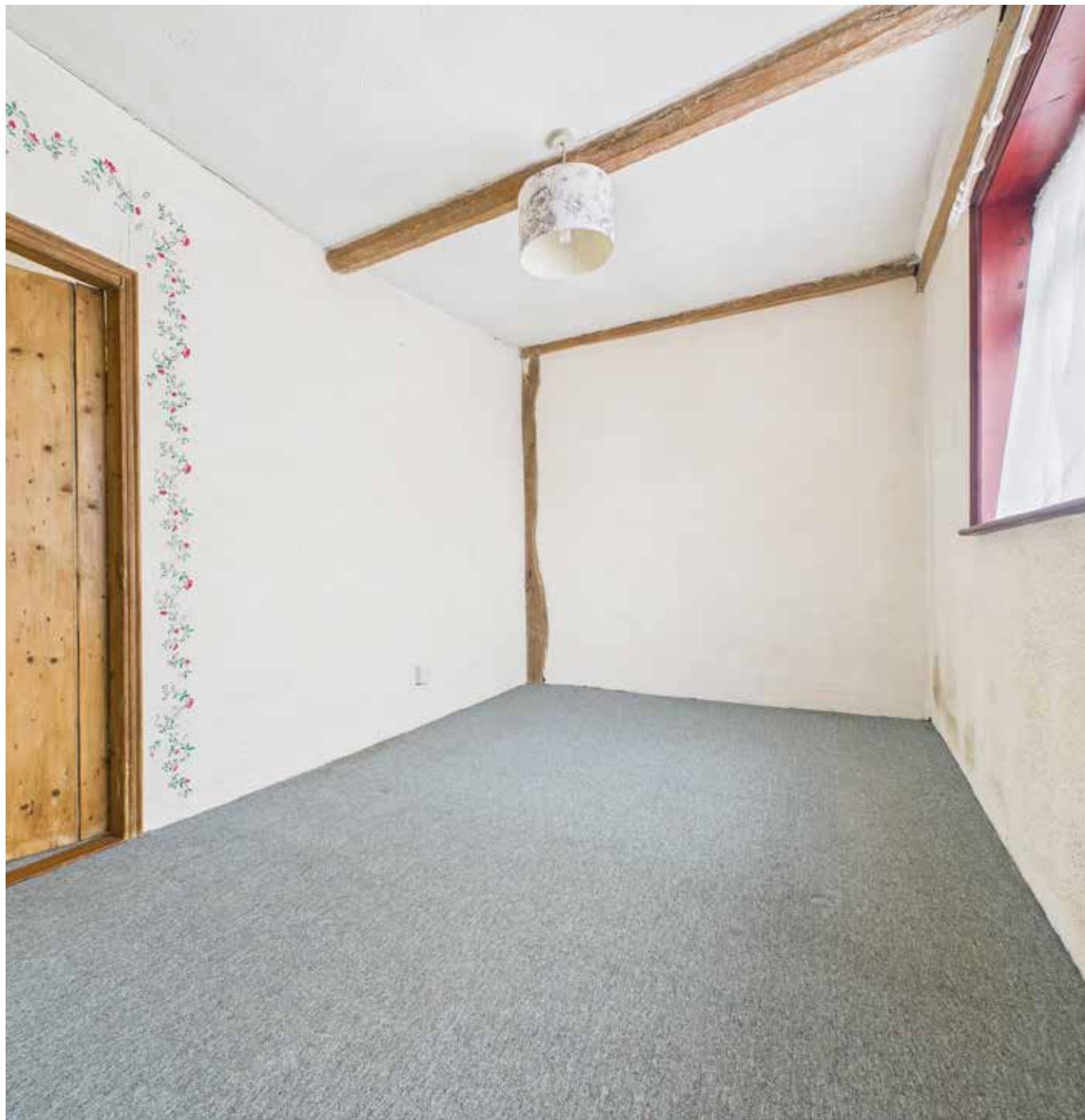


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The mid terrace cottage which would benefit from some improvements affords the following accommodation - sitting room, kitchen, inner hall, bathroom, rear hallway and on the first floor 2 bedrooms with one being off the other. Externally the property benefits from an enclosed rear garden laid to lawn.





## location

Stonham Aspal is a village positioned just off of the A140 making it an ideal location for commuters. It is conveniently located within easy driving distance of Ipswich which 12 miles away, Bury St. Edmunds which is 24 miles and it is 34 miles to Norwich. The village benefits from a primary school, village hall, tennis club and is home to the well renowned Stonham Barns which offers a range of shops, business, cafes, a post office, golfing range, owl sanctuary, hairdressers and beauticians. Rail services to London's Liverpool Street Station can be found at the nearby market town of Stowmarket, which is just over 6 miles from the property, and boasts an array of supermarkets including Asda, Tesco, Lidl and Aldi.



## ground floor

Sitting Room	4.00m (13'1") x 4.49m (14'8")
Kitchen	2.74m (9'0") x 2.21m (7'2")
Inner Hall	
Bathroom	1.71m (5'7") x 3.03 (9'11")
Hallway	



## first floor

Bedroom 1	4.06m (13'3") x 2.22m (7'3")
Bedroom 2	4.10m (13'5") x 2.20m (7'2")

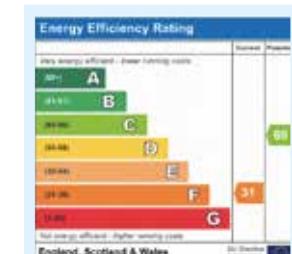


## services

Mains water, drainage and electricity. Heating is provided by an old style electric storage heaters.

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

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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