

# 15 Front Street - Guide Price £175,000

Mendlesham IP14 5RX

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Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*



## Features

- CHAIN FREE CHARACTER COTTAGE
- BEAMS THROUGHOUT
- LOG BURNER IN THE SITTING ROOM
- COUNTRY STYLE KITCHEN WITH OVEN AND HOB
- EN SUITE SHOWER ROOM TO THE BEDROOM
- COURTYARD STYLE GARDEN WITH BRICK BUILT OUT BUILDING
- POPULAR SUFFOLK VILLAGE OF MENDLESHAM
- GRADE II LISTED PROPERTY
- CALL US NOW TO BOOK YOUR VIEWING



## The Property

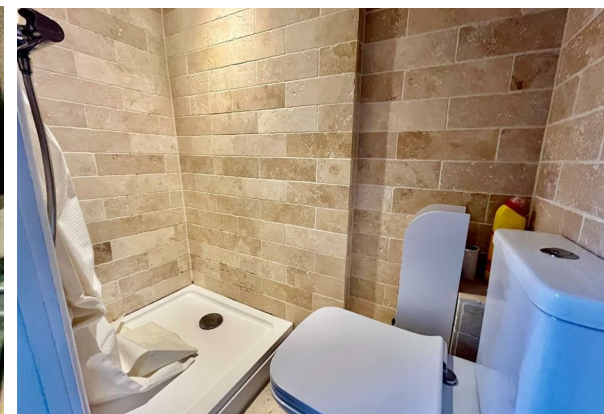
Believed to date back from around 1650, we offer for sale this 1 bedroom end of terrace cottage that exudes charm and character.

The house is offered for sale CHAIN FREE, we have the key to your new home. The property has many features including beams throughout, an en suite shower to the bedroom, wooden flooring, wood burner within the fireplace in the sitting room, fitted electric oven and hob in the country style kitchen. Outside there is a courtyard style garden with a brick built out building, ideal for storage. The neighbouring property has a right of way through the garden of No 15.

The property is located in Mendlesham, a well served village with local shops, pub and primary school. Mendlesham is approximately 5 miles from Stowmarket which has transport links via the A14 to Ipswich, Bury St Edmunds and Cambridge. And mainline train station leading to Liverpool Street. Call us now to book a viewing on your new home!

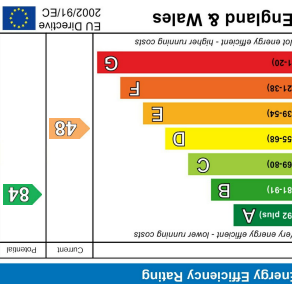






These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Energy Efficiency Rating		
	Current	Potential
		
Very energy efficient - lower running costs		
A	(12-14%)	
B	(14-17%)	
C	(18-20%)	
D	(22-25%)	
E	(26-28%)	
F	(31-34%)	
G	(35-38%)	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 35.7 sq.m. (384 sq.ft.) approx.

