Kingshall Green, Bradfield St. George, Suffolk, IP30 0BA

MARK·EWIN
BURY ST EDMUNDS

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A one-bedroom, end of terrace property with field views and NO ONWARD CHAIN.

The accommodation comprises an entrance porch, sitting room with a woodburner, a kitchen, rear lobby and bathroom featuring a shower over bath. On the first floor, a spacious landing/storage area leads to a bedroom with built-in cupboards.

Outside, there is a front and rear garden, both laid to lawn, the rear garden offers an outbuilding which could be used for storage or converted to an outside studio or study. Parking is offered via a driveway.

Agents note: Please be aware that the title for this property is not as expected. This property owns the land at the far front and rear of the property with the neighbour owning the middle. A copy of this plan can be found on the listing. Please contact the office for further information.

Additional Information
Tenure: Freehold
Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)
Broadband: Standard speed is available in this area. (Source Ofcom)
Services: Mains Electric, Water & Drainage. Heating via night storage heaters & a wood burner (Please note that none of these services have been tested by the selling agent.)

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Directions

Leave Bury St Edmunds on the A134 towards Sudbury for approximately two miles. Proceed to the village of Sicklesmere where you will turn left signposted Little Whelnetham and Bradfield St George. Continue through Little Whelnetham into Bradfield St George via Church Road. Turn left onto Rougham Road and then continue onto Kingshall Green where the property can be found on the left hand side.

Location

Bradfield St George has a village hall and Gospel hall. Bradfield Woods are an ancient protected woodland located on the way to Felsham. Felsham offers a Post Office/stores, garage, thriving public house / restaurant and village hall. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Porch 5' 4'' x 3' 10'' (1.63m x 1.16m)

Sitting Room 12' 9'' x 12' 0'' (3.88m reducing to 2.97m x 3.67m)

Kitchen 9' 5'' x 10' 9'' (2.87m reducing to 1.44m x 3.28m)

Lobby 5' 9'' x 2' 8'' (1.76m x 0.82m)

Bathroom 9' 9'' x 6' 5'' (2.98m x 1.95m)

Landing/Storage 9' 10'' x 8' 2'' (2.99m reducing to 2.19m x 2.48m)

Bedroom 10' 0'' x 12' 10'' (3.05m x 3.90m)

Front & Rear Gardens

Outbuilding

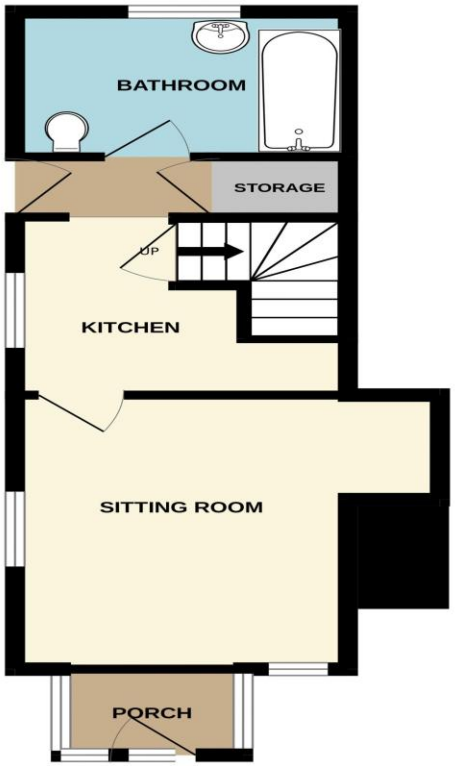
Parking

Additional Information:

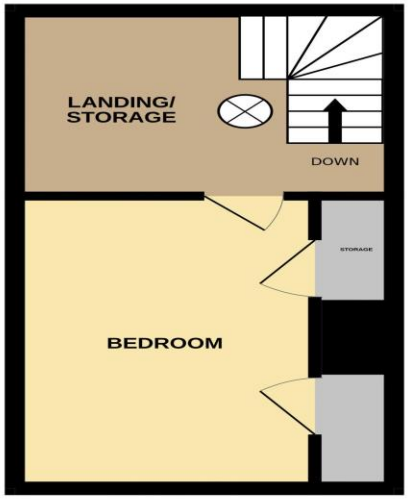
Council Tax Band: A
EPC Rating: E
Tenure: Freehold

Offers Over £160,000
Freehold

GROUND FLOOR



1ST FLOOR



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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MONEY LAUNDERING REGULATIONS 2003 : Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: 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 purpose. A byer is advised to obtain verification from their Solicitor or Surveyor References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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The Property Ombudsman