



**The Old Post Office Bobby Hill, Wattisfield Diss IP22 1NL**

**welcome to**

## **The Old Post Office Bobby Hill, Wattisfield Diss**

A two bedroom terraced cottage situated in a sought after village of Wattisfield. Benefits from a well appointed kitchen, underfloor heating throughout, shower room, two bedrooms and an offset garden.

### **Location**

Wattisfield is a small village located in the county of Suffolk, just off A143. The village is situated approximately 5 miles south-west of the town of Diss and is surrounded by beautiful countryside and is known for its peaceful and tranquil atmosphere. It is approximately 3 miles from the sought after village of Botesdale which adjoins Rickinghall. The villages have proved to have been a desirable location over the years, consisting of many period and attractive properties of different ages within the heart of the village. The villages offer an extensive range of amenities and facilities including health centre, boutique shops, small supermarket, public houses, schooling, church and good transport links. The busy market town of Diss is around 7 miles distant providing, amongst other things, a mainline rail station with commuter service to London Liverpool Street in around 90 minutes, making the area popular and convenient for commuters.

The town itself is essentially self-sufficient offering an excellent range of shops and services along with schools at Primary, High and Sixth Form level. Furthermore, a number of cultural activities take place throughout the year including Theatre, Classical Concerts and an Art Exhibition.

### **Accommodation**

#### **Kitchen / Lounge**

19' 10" x 10' 10" ( 6.05m x 3.30m )

Front door, dual aspect double glazed windows, engineered oak flooring, spiral staircase to first floor and underfloor heating. Open to fitted kitchen with wall and base units, stainless steel sink and drainer, one and a half bowl, wooden worktops, electric oven and hob with cooker hood, plumbing for washing machine and integrated fridge/freezer.

#### **Shower Room**

Side aspect double glazed window, shower cubicle with fully plumbed shower, heated towel rail, low level flush wc and wash hand basin in vanity unit with added storage cupboards.

#### **Landing**

Carpet and doors to;

#### **Bedroom One**

10' 10" x 10' 2" ( 3.30m x 3.10m )  
Dual aspect double glazed window, underfloor heating and carpet.

#### **Bedroom Two**

7' 7" x 10' 11" ( 2.31m x 3.33m )  
Side aspect double glazed window, underfloor heating, wall mounted boiler and carpet.

#### **Outside**

Offset from the property and accessed by a pathway next to the adjoining property is an enclosed shingle garden.

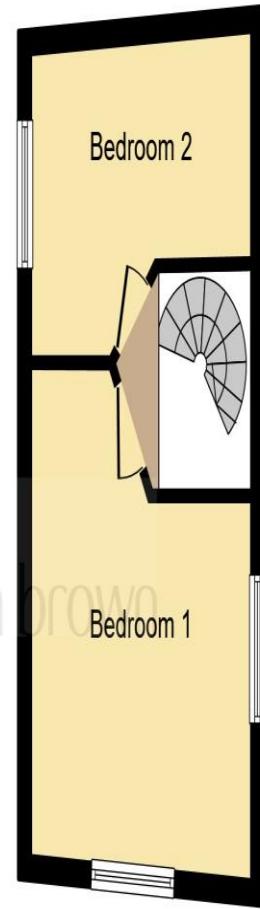
#### **Services**

Mains Electricity  
Mains Water  
Mains Drainage

#### **Council Tax Band: A**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## The Old Post Office Bobby Hill, Wattisfield Diss

- **\*\*PERFECT FOR FIRST TIME BUYERS/INVESTORS\*\***
- Flint Cottage With Character Features
- Open Plan Kitchen/Lounge
- Updated & Modernised Throughout
- Ground Floor Shower Room

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in the region of

**£190,000**



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