



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

HIGH STREET, WICKHAM MARKET, IP13 ORD

TENURE : FREEHOLD

GUIDE PRICE £260,000

- Charming Character Cottage
- Popular Village
- Two Bedrooms
- Large Garden
- Gas Central Heating
- No Onward Chain

THE ACCOMMODATION



Living Room 4.99m x 3.02m (16' 4" x 9' 11")

With window to front aspect, built-in storage, feature fireplace, stairs off to the first floor and a door to the...

Kitchen Area 3.95m x 2.99m (13' x 9' 10")

With free standing base cabinets, work surfaces over, gas cooker and electric cooker point, inset sink/drainage unit. Open to the...

Dining Area 2.77m x 2.19m (9' 1" x 7' 2")

With window to rear aspect, and a door to the rear lobby, which has a stable-door to the garden and to the...

WC

Fitted with a WC and wash basin.



Landing

With doors to...

Bedroom One 3.78m x 3.14m (12' 5" x 10' 4")

A good double room with window to front aspect.

Bedroom Two 3.33m x 3.10m (10' 11" x 10' 2")

(With restricted head height in places), built-in wardrobe and cupboard housing the boiler. Window to rear aspect.

Shower Room

Fitted with a WC, wash basin and shower enclosure.

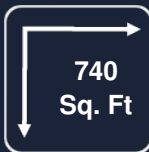
Outside

To the front of the property is a long lawned garden with pathway leading to the front door. There's side pedestrian access via a right of way across neighbouring properties to the rear garden, which has a brick-built outhouse with power and light, and an attractive "ash-pit" block*. There's a landscaped area with seating and well-stocked beds and a gateway leading to the orchard; a grassed, large additional area of garden with fruit trees and a shed.

THE PROPERTY & LOCATION

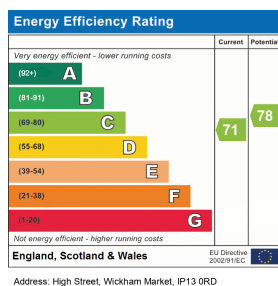
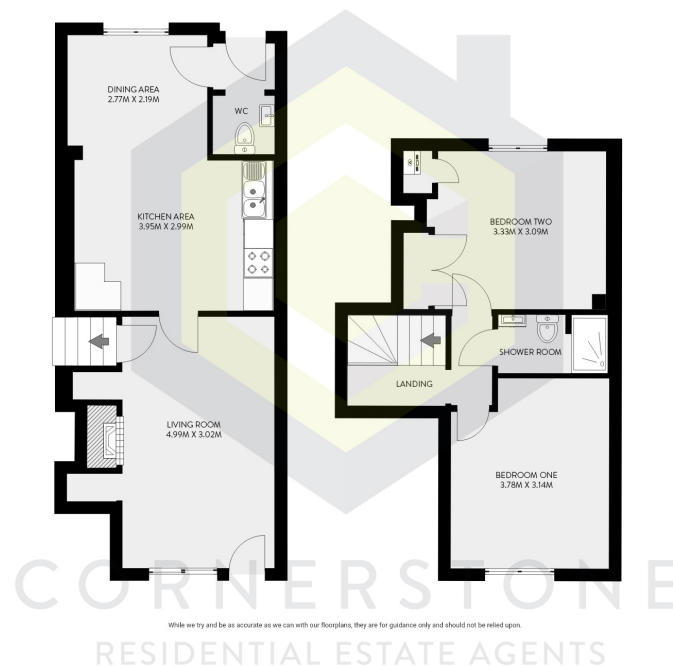
A charming terraced cottage within the popular village of Wickham Market. The property comprises a generous living room and kitchen/diner, cloakroom, two bedrooms and a shower room. There's gas central heating, a mix of secondary and regular double-glazing, a large garden and no onward chain.

Wickham Market is a large village with an excellent range of amenities on offer including a range of shops, restaurants, a community pub, doctors surgery, library, dentist, a primary school and a church. The A12 is within easy reach, along with Woodbridge, and there's a mainline railway station at Campsea Ashe and regular bus services to Ipswich and Aldeburgh.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : B

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given