

# Flick & Son

Coast and Country



## 2 Rose Cottages Rectory Road, Middleton, Saxmundham, IP17 3NP

Guide Price £215,000

- Charming Cottage in the Heart of the Village
- Opening Living Room and Kitchen
- Paved Patio and Garden
- 2 Double Bedrooms
- No Onward Chain
- Open Fireplace and Electric Storage Heating
- Ground Floor Bathroom
- EPC - awaiting

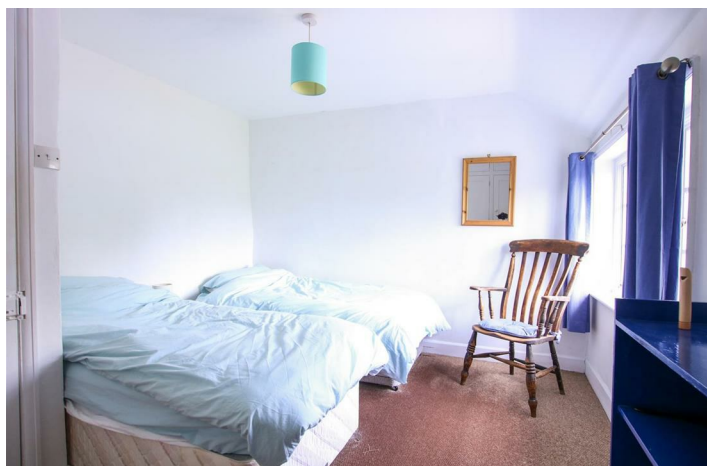
# 2 Rose Cottages Rectory Road, Saxmundham IP17 3NP

Charming period cottage set in the heart of the village.

Centred around its small village green and the parish church of The Holy Trinity, the village of Middleton also has a primary school, public house, farm shop. The village lies approximately four miles from the Suffolk Heritage Coast at the historic village of Dunwich and the internationally renowned RSPB Bird Reserve at Minsmere.



Council Tax Band: B



## DESCRIPTION

A delightful period cottage occupying a central position within a charming row of three, situated in the heart of this sought-after Suffolk Heritage Coast village. Set slightly back from the road behind a small front garden the property presents attractive rendered and whitewashed elevations beneath traditional pantile-covered roof and offers comfortable, characterful accommodation ideally suited as a permanent home, coastal retreat or holiday property.

The glazed entrance door opens directly into an appealing open-plan living room and kitchen, creating a wonderfully relaxed and sociable heart to the cottage. The room retains considerable period charm, with exposed timbers, oak flooring and an attractive brick open fireplace providing a natural focal point. The kitchen area is well equipped with a good range of storage and a useful woodblock breakfast bar, making excellent use of the available space.

A staircase rises from the living area to the first floor, with useful storage beneath. To the rear, a small lobby provides access to the garden via a traditional stable door and also leads to the bathroom, which is fitted with a panel bath with electric shower over, pedestal wash basin, WC and heated towel rail, together with an opaque double-glazed timber casement window.

The first floor provides two well-proportioned bedrooms. The rear bedroom benefits from a good range of fitted wardrobes, while the front bedroom has useful storage built into the space over the staircase. Outside, the rear garden includes a paved patio, providing a pleasant area for outdoor seating and entertaining.

The cottage benefits from electric night storage heating and offers a particularly appealing combination of period character, practical accommodation and an enviable village location, providing an excellent base from which to enjoy the beaches, countryside, villages and many attractions of the Suffolk Heritage Coast.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently B

## SERVICES

Mains electricity, water and drainage.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 21197/RDB.

## FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

## ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant



## Directions

## Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.

## EPC Rating:

E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>87</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         | <b>47</b>               |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

