



The Street, Monks Eleigh, Ipswich IP7 7JE

welcome to

The Street, Monks Eleigh, Ipswich

OFF ROAD PARKING Set within this highly regarded village is this beautiful grade II listed three bedroom cottage that is brimming with character and offers deceptively spacious and extremely well presented accommodation including a large lounge and stunning kitchen/diner.

Entrance Porch

Door to front aspect. Door leading to:-

Kitchen / Diner

Secondary glazed windows to front and rear aspects. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stairs leading to second landing. Sink and drainer unit with one and a half bowl. Electric heater. Space for range cooker with hood over. Opening onto:-

Inner Hall

Large window and door to rear aspect. Door leading to:-

Ground Floor Shower Room

Two windows to rear aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle.

Lounge

Secondary glazed window to front aspect. Brick fireplace with inset wood burner. Stairs leading to first floor landing. Large storage cupboard.

First Floor Landing

Exposed beams. Doors leading to bedrooms one, two and cloakroom.

Bedroom One

Secondary glazed windows to front and rear aspects. Built in fitted wardrobes. Vaulted beamed ceiling. Built in and fitted wardrobes. Electric heater. Door leading to bathroom.

Cloakroom

Suite comprising low level WC and vanity wash hand basin.

Bedroom Two

Secondary glazed window to front aspect. Electric heater. Built in storage cupboards.

Second Floor Landing

window to rear aspect. Airing cupboard. Doors leading to bedroom three and bathroom.

Bedroom Three

Window to front aspect. Fitted wardrobe. Electric heater.

Bathroom

Secondary glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and freestanding bath. Heated towel rail.

Rear Garden

A private courtyard with mature shrubs. A pathway leads to the parking area.

Driveway Parking

Off road parking. We have been advised that the property owns the whole driveway, but the neighbouring properties have a right of access for parking.

Agent Note

We have been advised by the vendor that there is an element of flying freehold with the property.





view this property online williamhbrown.co.uk/Property/SUD111268



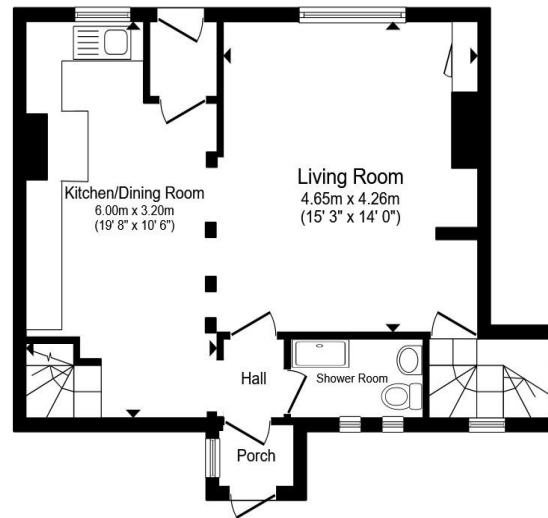
welcome to

The Street, Monks Eleigh, Ipswich

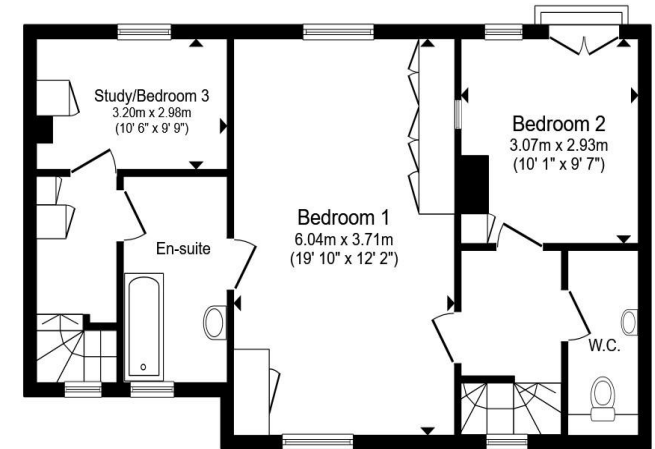
- Three bedrooms
- First floor bathroom and ground floor shower room
- Character features throughout
- Off road parking
- Beautiful courtyard garden

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

£350,000



Ground Floor



First Floor

Total floor area 107.1 m² (1,153 sq.ft.) approx

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.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/SUD111268



Property Ref:
SUD111268 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk