



Driftway Cottage

Mendlesham Green, Suffolk, IP14 5RG

ML Property are pleased to offer for sale this 1/2 bedroom semi detached cottage situated in the small village of Mendlesham Green. The property which requires updating throughout is offered with No Onward Chain.



guide price

£175,000



x2



x1



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at a glance

- 1/2 Semi detached cottage
- Garage and Driveway
- Enclosed rear garden
- In need of updating throughout
- Popular rural village location
- Scope for improvement and extension (sts)

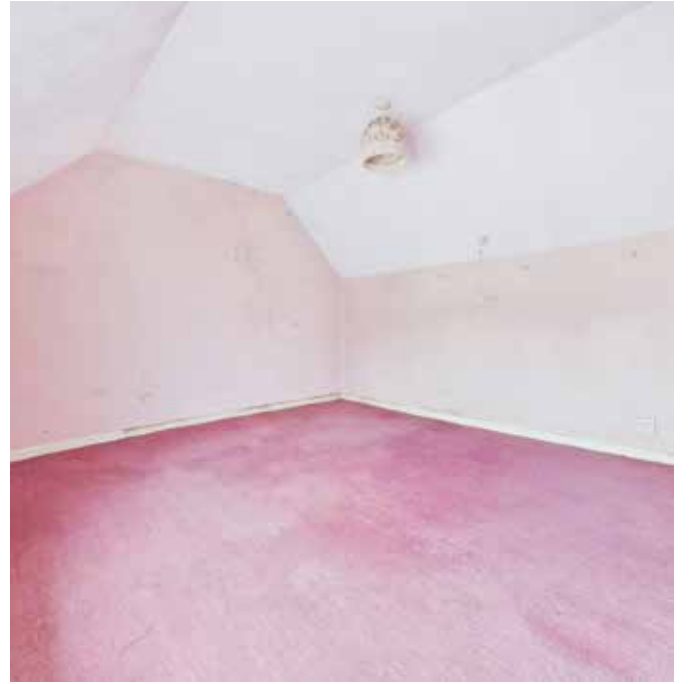


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The property which has been extended in the past affords the following accommodation - hall, bathroom, sitting room, dining area, further reception room and kitchen. On the first floor there is a main bedroom and a further bedroom off the first.





outside

Externally the property benefits from off road parking leading to a single detached garage and a garden which is currently over grown abutting meadows to the rear.

The property offers huge scope for improvement and possible first floor extensions subject to planning.

location

The property is situated in the small village of Mendlesham Green a short distance from the well served village of Mendlesham. Mendlesham itself is an extremely sought after village lying approximately seven miles north east of Stowmarket (which has a main line railway station link to London Liverpool Street) and has easy access to the A140 trunk road which leads to Norwich (north), Ipswich (south), Felixstowe (east), Cambridge and the Midlands (west) via the A14. The village has a thriving community and is very well served with local amenities including primary and pre-schools, health centre, village store, a public house, fish and chip shop, parish church, community centre and playing field.

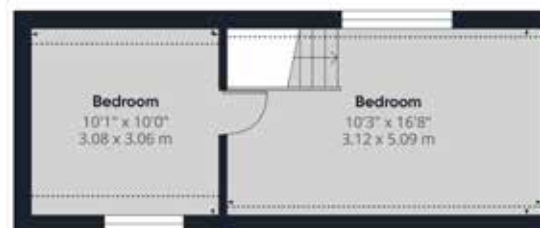


ground

Hall	
Bathroom	2.85m (9'4) x 1.51m (4'11)
Kitchen	2.84m (9'3) x 3.06m (10'0)
Sitting Room	3.00m (9'10) x 6.50m (21'3)
Dining Room	2.80m (9'2) x 3.28m (10'9)
Reception Room	4.28m (14'0) x 3.05m (10'0)

first

Bedroom 1	3.12m (10'3) x 5.09m (16'8)
through to Bedroom 2	3.08m (10'1) x 3.06m (10'0)



services

Mains water, drainage and electricity. Heating is provided by old style electric heaters.

Local Authority Mid Suffolk District Council - Council Tax Band C

Please see Material Information brochure below.



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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

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