

oakheart



£220,000

Guide Price

Kingshall Green, Bury St. Edmunds

*** Guide Price £220,000 - £230,000 ***

A unique and beautifully characterful cottage offered for sale with no onward chain; sandwiched between the two highly sought after Suffolk Villages of Rougham & Bradfield St George!

This interesting and quirky heritage cottage is the perfect opportunity for first time buyers or investors. The property presents a wealth of original and period features throughout and has the scope to be enhanced by the next owners! It enjoys a particularly impressive and established garden to the front as well as off road parking, a large detached workshop and a useful shed. The

garden boasts various pretty flower beds, well tended lawns, hedges and trees.

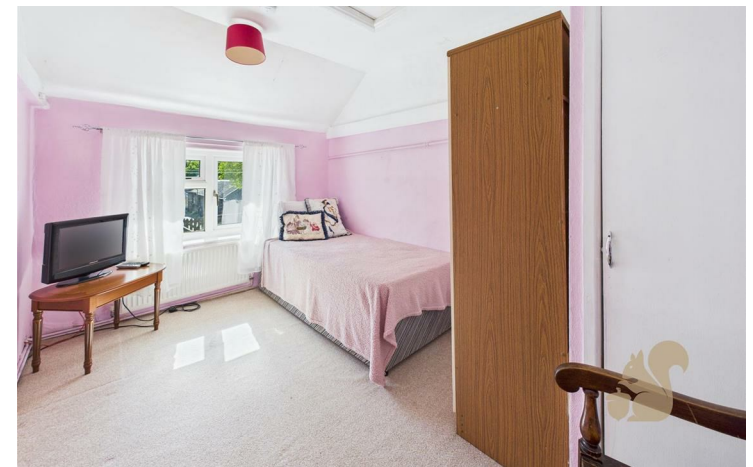
The property has an attractive kerb appeal with a tasteful coloured render coat, traditional country style pantile roof and two distinct chimneys. Entry is gained to a bright sun lounge at the front aspect that offers space to sit and enjoy the warmer summer months, or could be useful for shoes, coats and pets. It is finished with dark wood effect flooring and light painted walls. This further to a large open plan living room/diner which enjoys views towards the garden. It centres around a sizeable original fireplace which is complete with a tiled hearth and timber mantle surround. The space and versatility of this

room could suit a variety of uses and setups.

Also front facing is the kitchen which is an efficient fitted space with tiled floors and splash backs and low level storage units.

Completing the ground floor is the shower room which has a WC, wash hand basin and shower enclosure with an electric shower unit.

On the first floor there are two bedrooms, the second is accessible via the first. Both are good sized double with carpeted flooring and views towards the garden. Completing the first floor is the large storage room (Due to head height this can't serve as a bedroom).











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area¹⁾

116.8 m²

1255 ft²

Reduced headroom

6.3 m²

67 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:


Tenure:

Freehold

Council Tax Band:

B

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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