

Mill Road, Mendlesham, Stowmarket



- NO ONWARD CHAIN!
- GRADE II LISTED
- THREE BEDROOMS
- RURAL LOCATION WITH VIEWS OVER OPEN COUNTRYSIDE
- THATCHED COTTAGE
- SEMI-DETACHED
- PERIOD FEATURES
- POPULAR MENDLESHAM VILLAGE

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Situated on the outskirts of the popular village of Mendlesham is this SEMI-DETACHED, THATCHED, GRADE II LISTED COTTAGE. The cottage is of a timber framed construction with a thatched roof. The cottage comprises of two reception rooms, kitchen, ground floor bathroom and boot room which houses the floor standing boiler and plumbing for washing machine. To the first floor there are three bedrooms all with exposed beams. The property has a large, south facing rear garden and benefits from an off road parking space.

The village of Mendlesham offers a range of facilities such as the local convenience store, post office and fish and chip shop. There is also a health centre, along with primary school and community centre. The property is ideally located within a short driving distance from the town of Stowmarket which offers direct train links to London Liverpool Street, and a wider range of major superstores and a bustling town centre.

£190,000 Guide Price

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Living Room

4.51m x 3.85m (14' 10" x 12' 8")
Windows to the front and rear aspects. Radiator. Exposed timber beams. Brick surround fireplace. Cupboard. Door to:

Dining Room

3.28m x 2.66m (10' 9" x 8' 9")
Window to the front aspect. Door opening to the stairs leading to the first floor. Understairs cupboard. Radiator. Door to:

Kitchen

2.34m x 2.02m (7' 8" x 6' 8")
Windows to rear and side aspects. Wall and floor mounted units. Integrated cooker and hob with extractor fan above. Stainless steel sink. Space for undercounter fridge. Tiled floor. Door to:

Bathroom

Window to the front aspect. Low level W.C. Bath with shower over. Pedestal wash basin. Tiled floor. Part tiled walls. Cupboard housing water softener. Radiator.

Boot Room

2.68m x 1.38m (8' 10" x 4' 6")
Accessed via the kitchen with windows to the front, sides and rear, and glazed doors providing access to the rear garden. Floor standing oil boiler. Plumbing and space for washing machine.

First Floor

Landing

Doors to:

Bedroom One

4.07m x 3.26m (13' 4" x 10' 8")
Window to the front aspect. Wooden flooring. Exposed wall timbers and brick. Radiator.

Bedroom Two

3.71m x 2.64m (12' 2" x 8' 8")
Window to front aspect. Wooden Flooring. Exposed wall timbers. Radiator.

Bedroom Three

2.85m x 1.78m (9' 4" x 5' 10")
Window to the rear aspect. Wooden flooring. Exposed wall timbers. Radiator.

Garden

The rear garden is south facing and predominately laid to lawn, with well established fruit trees. The garden is mainly bound by mature hedging and wooden fencing. There is a patio area with outbuilding and oil tank.

Services

The property is on mains water and electricity and has oil fired central heating. The property shares a private drainage system located within the neighbouring cottage, Friary Cottage is responsible for paying half the cost of the maintenance and emptying of the system.

Agents Note:

Due to the age and nature of the property, please be aware that the property does now require some damp treatment.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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 will be no delay in agreeing the sale.

Council tax band:

At the time of instruction the council tax band for this property is band C.



The above floor plans are not to scale and are shown for indication purposes only.

