

12 High Street, Tuddenham, Ipswich, IP6 9BN



Freehold

Offers in excess of

£260,000

Subject to contract

Recently modernised

2 double bedrooms
Sitting room
Kitchen/breakfast room



Situated in the sought-after village of Tuddenham is this period cottage with a sitting room, kitchen/ breakfast room and first floor bathroom.

Some details

General information

This period cottage is situated in the sought-after village of Tuddenham which lies on the northern side of Ipswich. The property has recently been modernised but retains many period features and has a good size sitting room with wood burner, kitchen/breakfast room with contemporary kitchen and first floor bathroom. There is double glazing and garden.

The storm porch has door leading to the sitting room which has wooden floor, feature fireplace with wood burner and double glazed windows to the front. A door leads into the kitchen/breakfast room which has an original floor with steps up to the kitchen area which has a contemporary range of grey base and eye-level units, work surface and sink with window to the rear and stable door out to the garden. There is an integrated oven and hob with space for all other appliances. Stairs lead up to the first floor.

The landing has doors off to two double bedrooms with the main bedroom having a built-in wardrobe. The bathroom has a bath with shower over, basin, WC and built-in storage.

Sitting room

14' 4" x 11' 4" (4.37m x 3.45m)

Kitchen/breakfast room

13' 11" x 13' 4" (4.24m x 4.06m)

Bedroom one

12' 3" x 11' 5" (3.73m x 3.48m)

Bedroom two

10' 9" x 7' 10" (3.28m x 2.39m)

Bathroom

Outside

The front of the of the property is enclosed by low level brick wall with shingled front garden and path leading to the front door and storm porch. The property has shared access via an archway to the rear garden, pedestrian access only. The rear garden has a number of mature borders, trees and shrubs and there is a pedestrian right of access across the immediate rear of the property for bins.

Location

Tuddenham is an extremely sought-after village lying on the northern side of Ipswich which offers easy access to both Woodbridge and Ipswich both offering an abundance of shops, restaurants, bars and coffee houses. The village also boasts the highly regarded Tuddenham Fountain public house and picturesque countryside walks through Fynn Valley. For the commuter Ipswich mainline station and the A12/A14 trunk roads are within easy reach.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Freehold

EPC rating - E

Our ref - CJJ

Directions

Proceed north out of Ipswich town centre along Westerfield Road and fork right onto Tuddenham Road at the Woolpack Public House. Continue straight across the roundabout and proceed into the village of Tuddenham, continuing down the hill and take the first left into High Street where the property can be found on the right hand side identified by a Fenn Wright board.

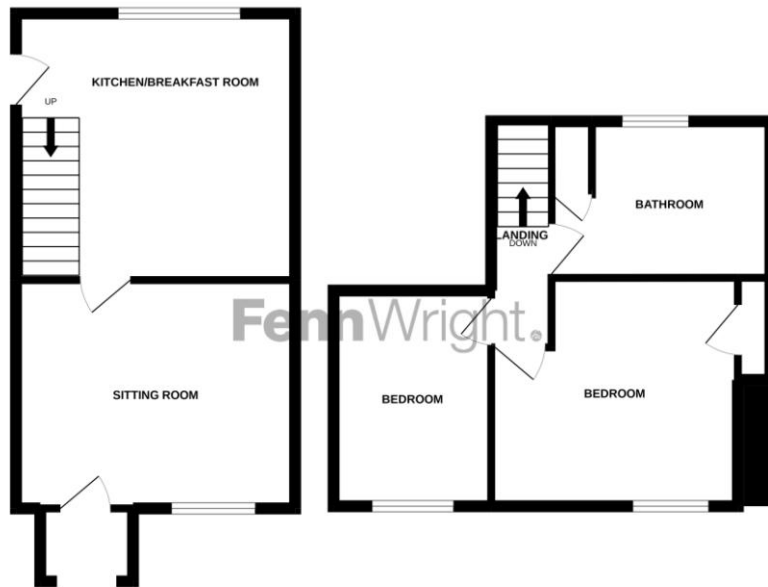
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 232 700



To find out more or book a viewing

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