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2 Shop Row, Chediston, Halesworth

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**MUSKER
McINTYRE**
ESTATE AGENTS

This quaint 17th Century two bedroom thatched cottage is full of charm and enjoys a quiet location near the village church. The property is currently used as a holiday let but would equally make a lovely full time home.

Accommodation comprises briefly:

- Sitting room with attractive fireplace
- Kitchen/breakfast room
- Ground floor shower room
- Two Bedrooms
- Lawned south facing front garden and rear patio
- Parking
- Many exposed timbers & latch & brace doors
- Double glazed
- Electric modern heaters
- Tucked away in a quiet village location



Property

Entering the cottage door takes you into the kitchen to the rear of the property, where there are pine wall and base cupboards with a butler sink and an 'Esse' electric aga and plumbing for a dishwasher and washing machine. There is also space for a table and chairs. The cosy sitting room overlooks the front garden with its attractive fireplace and exposed floor boards. There is a ground floor shower room which comprises of a shower, w.c. and hand basin. On the first floor there are two bedrooms which are full of charm and have many exposed timbers. The cottage is offered in very good condition with wooden double glazed windows and is fitted with modern electric heaters, with village views in the picturesque rural village of Chediston with private parking and cottage garden and is a perfect retreat. Currently used as a holiday let through 'Independent cottages' for website information: <https://www.independentcottages.co.uk/suffolk/st-cedds-ref1903>







Outside

'Shop Row' cottages can be accessed to the front across a footpath and also to the rear along a lane signposted to the village church. There is a driveway for parking and a pathway leading to the rear of the cottage running behind 1 Shop Row. A small paved and shingled area with a raised bed perfect for a table and chairs, can be found to the rear of the cottage, whilst a south facing enclosed lawned garden is found to the front of the cottage.

Location

Located in the popular & picturesque village of Chediston, approximately 2 miles from Halesworth. Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes drive away.

Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Electric heating. Mains water, electricity and private drainage connected.

Local Authority:

East Suffolk District Council
Tax Band B
Postcode: IP19 0AR
EPC: tba

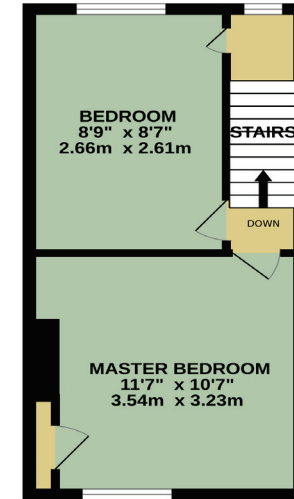
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £260,000



TOTAL FLOOR AREA · 669 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.