



Grier & Partners



ELLIOTT COTTAGE, CHURCH ROAD, TATTINGSTONE,  
IPSWICH, IP9 2NA  
ASKING PRICE OF £270,000







#### **DIRECTIONS**

From Manningtree direction follow the A137 heading towards Ipswich. At the crossroads signposted Bentley and Capel St Mary and The Wheatsheaf PH on the corner, turn right onto Church Road heading towards Tattingsstone village. Follow the road for approx 0.6 mile where the property will be found on the left hand side.

#### **AGENTS NOTE**

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

#### **INFORMATION**

We believe this property to have Victorian origins with white brick facade and red brick side and rear elevations under a tiled roof. Mains electricity and drainage are connected. Heating is electric storage heaters together with a log burner in the living room. Double glazed windows and doors





## INTRODUCTION

A little gem - The agent is of the opinion that this property has the potential and scope to extend and develop (subject to planning consent) Currently a two bedroom semi-detached cottage located in a super position with views to the front and rear situated on a large plot.

## TATTINGSTONE

A range of local facilities are available within Tattington and neighbouring villages. Alton Water is a five minute walk from the property which provides a range of recreational activities. A wide selection of shopping and educational facilities can be found within Ipswich or Colchester (approx 5 miles and 10 miles respectively). Manningtree is also a short drive away and offers a variety of shops, restaurants, Dr's surgery, dental surgery, sports centre and mainline rail connection to London Liverpool Street (Journey time approx 1 hour).

## SERVICES

Mains electricity, drainage and water. Electric heating.

EPC - TBC

Council Tax - B

Local Authority - Babergh District Council - 0300 123 4000



## ON THE GROUND FLOOR

### LIVING ROOM

12' 0" x 10' 11" (3.66m x 3.33m) UPVC door into Living Room. Window to front, brick fireplace with woodburner, night storage heater, stairs to first floor. Wooden door into

### DINING ROOM/RECEPTION TWO

13' 8" x 7' 10" (4.17m x 2.39m) Window to side, night storage heater, cast iron oven with fire grate under in tiled surround.

### KITCHEN

8' 6" x 5' 0" (2.59m x 1.52m) Window to rear garden, part glazed door to outside. Base and wall units, stainless steel sink unit, space for washing machine, electric oven, ceramic hob, part tiled walls.

### BATHROOM

8' 6 max" x 6' 0" (2.59m x 1.83m) Opaque glass window







to the rear, pedestal wash hand basin, low level wc, panelled bath with shower attachment and shower over, towel rail, airing cupboard housing hot water tank.

#### ON THE FIRST FLOOR

##### BEDROOM ONE

12' 0" x 11' 1" (3.66m x 3.38m) Stairs lead up into this room with window to the front and night storage heater. Door into :

##### BEDROOM TWO

12' 3" x 7' 10" (3.73m x 2.39m) Window to rear, night storage heater, loft hatch, cupboard with hanging rail.

#### OUTSIDE

Elliott Cottage is set behind a hedge to the front and is approached over a shingle drive leading to the parking area. A path leads to the front door and around to the side. Picket fencing and a gate separate the front garden from the rear garden which is laid mainly to lawn with an established hedge to the rear and fencing to two sides.



OUTHOUSE - of brick construction under a slate roof, this building is split into three areas :

Room 1 - approx 9'6" x 9'1", power connected.

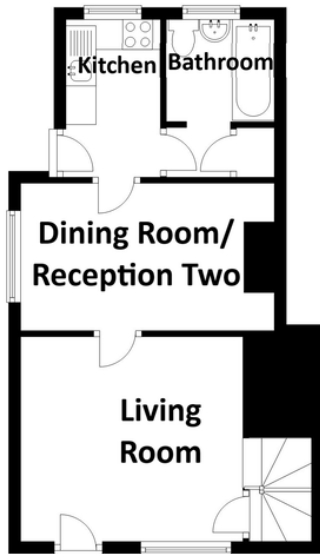
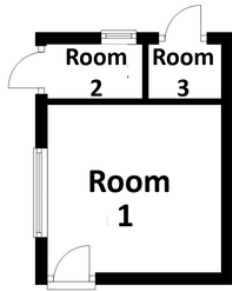
Room 2 - approx 4'9" x 2'11" with opaque window to rear.

Room 3 - approx 3'8" x 3"

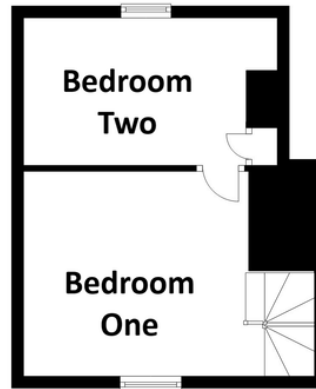




Ground Floor



First Floor



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