



Cambridge Cottage | School Road | Coddanham | IP6 9PR

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

Cambridge Cottage, School Road, Coddendam, Suffolk, IP6 9PR

“An idyllic one bedroom period cottage offering cosy & characterful accommodation, a delightful courtyard garden & being offering with no chain beyond.”

Description

A charming one bedroom period cottage situated in the highly sought-after village of Coddendam approximately seven miles north of Ipswich. Cambridge Cottage is located within walking distance from the village shop and a network of stunning countryside walks.

The accommodation comprises: sitting room, kitchen/breakfast room, first floor landing, bedroom and bathroom.

The property offers an abundance of period charm and character, to include exposed timbers, original oak flooring and feature brick fireplace with inset wood burning stove.

As well as a permanent home, Cambridge Cottage could ideally suit someone looking for a holiday getaway.

About the Area

Coddendam is approximately seven miles north of Ipswich and is a typical English village with church, village shop, recreation ground, leisure centre and Coddendam Country Club. It won village of the year in 2002 for its community spirit and there are some fantastic country walks within the village. Within walking distance or a short drive Retreat East can be found in the neighbouring village of Hemingstone offering holiday accommodation, restaurant and Spa facility.

There is easy access to the A140 to Norwich and A14 to Bury St Edmunds and Cambridge to the west and to Ipswich, Colchester and London via the A12 to the south and east. You are just 15 minutes from the centre of Ipswich by road, which has a main line station to London Liverpool Street journey time of about 60 minutes.

There is a range of independent schools nearby and local primary schools include Stonham Aspal, Henley and Helmingham, whilst senior schools can be found at Debenham and Claydon. Further amenities can be found in the nearby towns of Needham Market, Stowmarket, Debenham and Ipswich.

The accommodation comprises:

Stable style front door to:

Sitting Room Approx 11'8 x 10'5 (3.56m x 3.17m)

Window to front elevation, exposed timbers, oak boarded flooring, wall-lights, feature brick fireplace with inset wood burning stove, stairs to first floor and opening to:

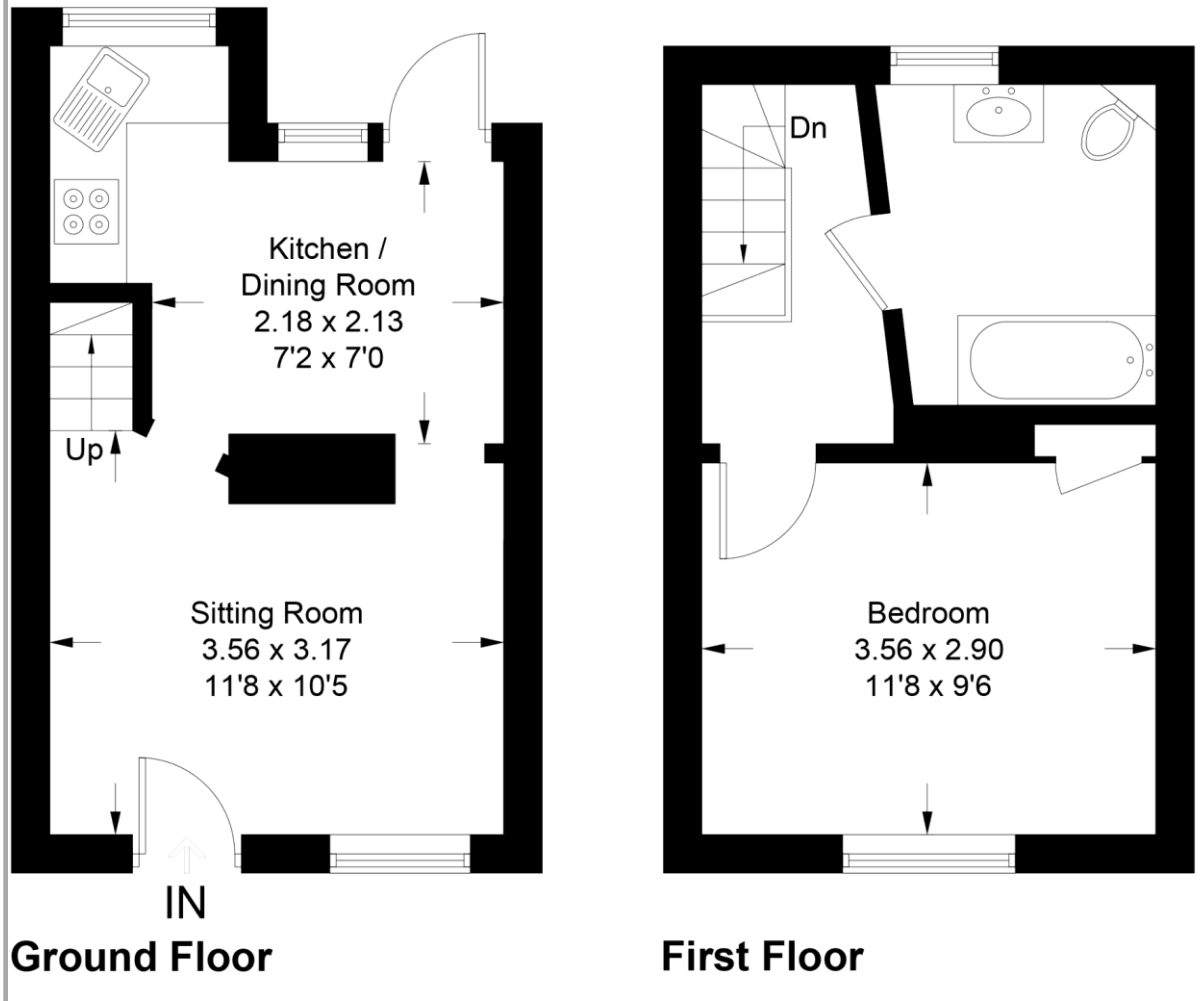
Kitchen/Dining Room Approx 7'2 x 7'0 (2.18m x 2.13m)

A delightful bespoke cottage kitchen comprising butler sink with mixer tap over, oak worktops, base cupboards and drawer under, Belling 4 ring hob and electric oven, radiator, plate rack, quarry tiled flooring, space and plumbing for washing machine,



Cambridge Cottage, Coddendam

Approximate Gross Internal Area = 40.9 sq m / 440 sq ft



tiled splash back, exposed brickwork, exposed timbers, built-in cupboard housing Aztec electric boiler, two windows to rear elevation and stable style door to rear courtyard garden.

First Floor Landing

Access to loft, oak boarded flooring, exposed timbers, spot-light, radiator and doors to:

Bathroom

Newly refitted comprising claw foot roll-top bath with mixer tap over, counter mounted hand wash basin with free standing mixer tap over, w.c with concealed cistern, window to rear elevation, heated towel ladder, oak boarded flooring, ceiling down-lighters, exposed brickwork and exposed timbers.

Bedroom Approx 11'8 x 9'6 (3.56m x 2.90m)

Window to front elevation, radiator, oak boarded flooring, wall-lights, exposed timber and built-in storage cupboard.

Outside

Outside to the front of the property, the garden is enclosed by wrought iron railings with a pedestrian gate providing access to the front door. The remainder of the garden is planted with pretty flower and shrub borders.

Located to the rear of the property an attractive courtyard garden provides a delightful space for alfresco dining. Within the garden is fitted wooden seating, an outside tap, outside

courtesy lighting, and storage cupboard.

Local Authority

Mid-Suffolk District Council

Council Tax Band – TBC

Services

Mains water, drainage and electricity. Electric heating.

Agents Note

We understand the property is located within a conservation area.





Energy performance certificate (EPC)		
Cambridge Cottage School Road Coldsteeham IPSWICH IP6 9PR	Energy rating E	Valid until: 3 July 2033 Certificate number: 1920-7168-0353-0000-1783

Property type	Semi-detached house
Total floor area	41 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Town and Village Properties
 Grove House, 87 High Street
 Needham Market
 Suffolk
 IP6 8DQ

Email: info@townandvillageproperties.co.uk