

EST.  1993

JENNIE JONES

ESTATE AGENTS



Primrose Cottage, Bruisyard Road, Rendham, Suffolk, IP17 2AG.

Guide Price

£250,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE LOBBY; GROUND FLOOR SHOWER ROOM; SITTING ROOM; KITCHEN/DINER; LANDING; TWO BEDROOMS; ENCLOSED COURTYARD GARDEN.

THE PROPERTY

Primrose Cottage is a delightful detached two bedroom house with character and charm, located in the heart of this pretty village. The property would make an ideal lock and leave weekend cottage or holiday retreat.

The accommodation comprises an entrance hall with built in cloaks cupboard and door to the recently refurbished shower room. A further door opens to the kitchen/diner with base and wall mounted units, work surfaces, sink and oil fired Rayburn for cooking and central heating. The sitting room has exposed brickwork to one wall, a recess housing a wood burning stove, two built in cupboards to the side of the fireplace, windows to two aspects and a part glazed door. Stairs from the kitchen lead to the landing with a window to the front and doors to the two bedrooms. Bedroom one has windows to three aspects, radiator and built in cupboard. The second bedroom has a window to the front and rear, built in airing cupboard housing the hot water cylinder and further storage cupboard. To the rear of the property is the attractive courtyard garden, with a useful brick and timber shed which has power and lighting, a number of plants and a view to the Church.

To appreciate the charm of this detached cottage, early viewing is highly recommended.

LOCATION

The property, which lies at the heart of this pretty Suffolk village, is conveniently located for access to the Suffolk Heritage Coast and the market towns of Framlingham and Saxmundham. Rendham, which is a popular Suffolk village, has a Church, village hall and popular pub, The White Horse.

The attractions of the Suffolk Heritage Coast and the seaside towns of Aldeburgh and Southwold lie within convenient reach by car. There are nature reserves at Minsmere, North Warren, Havergate Island and Shingle Street. The world famous Snape Maltings, which is home to the internationally renowned Aldeburgh Festival lies within a short drive and there are golf courses at Aldeburgh, Thorpeness, Hinton, Halesworth and Woodbridge with sailing on the rivers Deben, Alde and Orwell. Framlingham is famous for its ancient castle and has an excellent range of local shops. Saxmundham, which has a Tesco and a Waitrose supermarket also benefits from a railway station with connecting services to London Liverpool Street via Ipswich.

LOCAL AUTHORITY

East Suffolk District Council.

COUNCIL TAX BAND= B

SERVICES: Mains water and electricity.
Private drainage. Oil fired central heating.

VIEWING

By appointment through Jennie Jones Estate Agents:

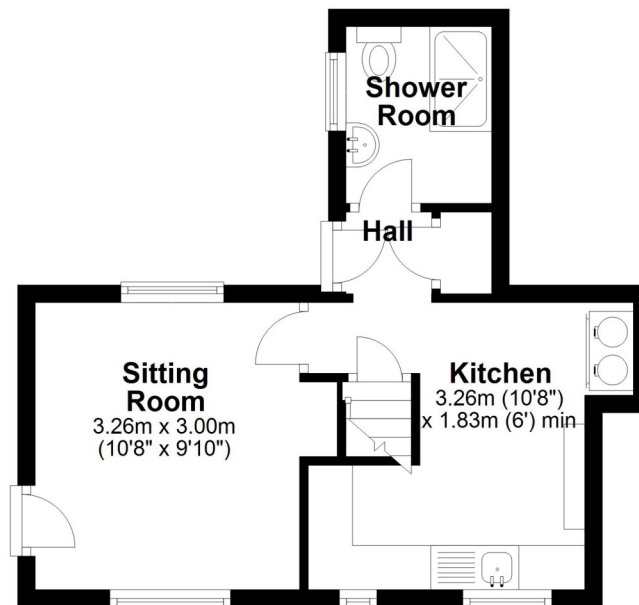
SAXMUNDHAM OFFICE(01728) 605511

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EPC RATING = F

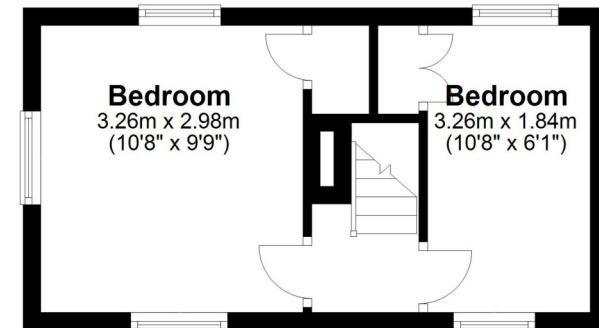
Ground Floor

Approx. 26.0 sq. metres (280.3 sq. feet)



First Floor

Approx. 19.7 sq. metres (212.4 sq. feet)



Total area: approx. 45.8 sq. metres (492.8 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

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