



Grier & Partners



THE COTTAGE, THE STREET, COPDOCK, IP8 3HS  
ASKING PRICE OF £265,000





## INTRODUCTION

Situated in a quiet position within the charming Suffolk village of Copdock, this 3 bedroom Victorian cottage provides the charm of a period property within the village with the potential to modernise and extend to a buyers requirements to make the very best of this village home.



### DIRECTIONS

Coming off the A12 at Junction 32B towards Copdock, continue onto Old London Road for about 2 miles. At the end of the road, turn left then take the next left onto The Street. After you pass Mill Lane on your left, the property can be found on the left hand side with on road parking available.

### INFORMATION

dating back to the Victorian era of brick construction under a slate roof, heating is via electric storage heaters throughout the property and electrics via a RCD consumer unit. Windows are UPVC double glazed throughout, Broadband is available in the village and to the property. Previously, planning permission was granted for the erection of a single storey rear extension and two storey side extension adding an upstairs bathroom, new side entrance and cloakroom as well as an extension to the Kitchen/ Dining Room (drawings included in the details).



### COPDOCK

is situated just off the Old A12 and is a quiet village with the benefit of a vibrant community including a pub, church, village hall, cricket club and primary school and falls in the catchment for East Bergholt High School. The village is some five minutes from the A12/A14 and all the varied facilities of Ipswich are easily accessible by bus or car. Main line rail station in Ipswich.

### SERVICES

mains water, electric, drainage and internet are connected to the property. Local Babergh District Council - 0300 2345 67 - Energy Performance Rating – F

### ACCOMMODATION

over two floors, on the first floor:

### BEDROOM ONE

11'09 x 11'07 window to the front, feature fireplace, electric storage heater, built in shelves/ hanging space, door into:





### **BEDROOM THREE/ DRESSING ROOM**

7'10 x 7'07 window to the rear, electric storage heater

### **BEDROOM TWO**

7'10 x 7'07 window to the rear, electric storage heater, loft access

**On the ground floor:**

### **ENTRANCE**

via front door opening into the:

### **SITTING ROOM**

12'08 x 11'09 window to the front, electric storage heater, under-stairs storage cupboard, door to staircase, fireplace, door into the:

### **KITCHEN**

11'08 x 7'09 window to the rear, electric oven, electric hob, sink unit, space for washing machine and dishwasher. Door into a larder cupboard with window to the side, door to rear garden.

### **BATHROOM**

6'04 x 6'01 window to the rear, WC, hand wash basin, bath with overhead shower, electric towel rail.

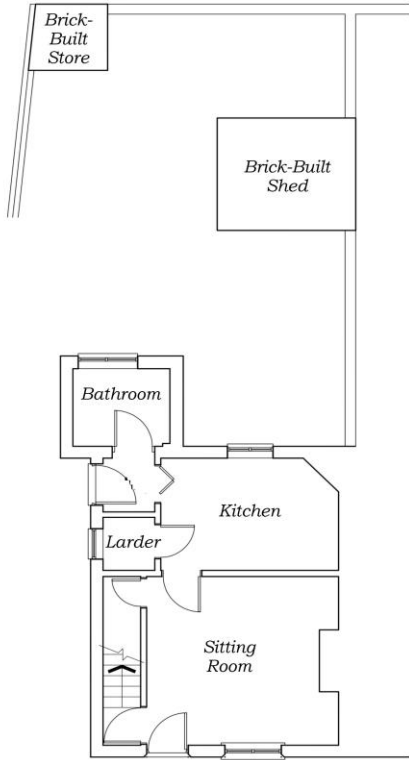
### **OUTSIDE**

The South East facing rear garden has access from both a side gate to the front garden or the back door. Being mainly patio and decking provides an abundance of space for outside seating. A brick built garden shed with lighting and power provides good storage space or workshop as well as the brick built log store.

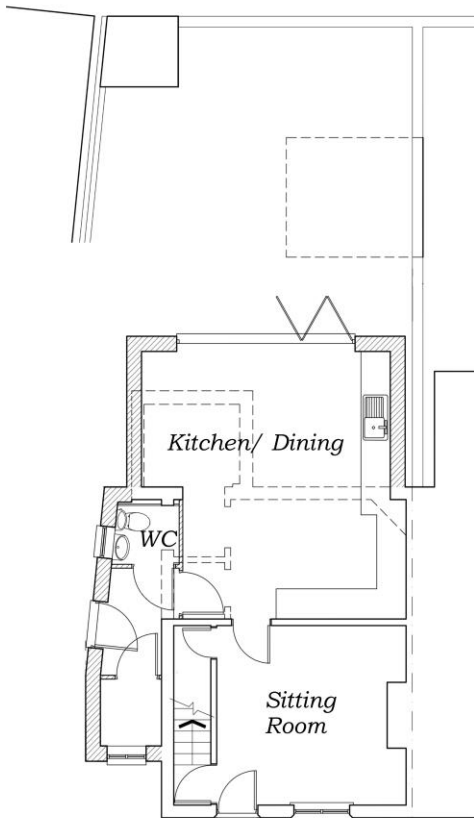
The front garden is set behind a brick built wall separating the footpath and the property. An iron gate gives access into the pretty and well-stocked garden. A paved path leads to the front door and side gate, leading to the back garden and bin store.







*\*Existing  
Floorplan*



*\*Plans from previously  
granted planning  
permission*

