



Cobblers Corner | Hintlesham | IP8 3QW

Price £250,000 Freehold

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suffolk estate
agents
Part of the Your Ipswich Group

Cobblers Corner, Hintlesham, Ipswich, Suffolk, IP8 3QW

An ideal opportunity to purchase this mid terraced cottage with original features including open fires, picture rails and doors. The property is located on the outskirts of Hintlesham within a few minutes drive to the famous Hintlesham Hall and golf club, local public house and primary school. The historic town of Hadleigh is just a 5 mile drive West with its shops pubs and restaurants. The cottage is arranged over two floors comprising door in to sitting room, dining room, kitchen, stairs rising to first floor leading to 2 double bedrooms and family bathroom. The property is part double glazed and benefits from oil fired central heating, off road parking to front, enclosed rear garden with outhouse and stream. The property is being sold with NO ONWARD CHAIN.

ENTRY

12' 7" x 12' 3" (3.84m x 3.73m) Solid door into sitting room, carpeted flooring, feature brick open fireplace, radiator, built in storage in both recesses, storage cupboard under stairs, stairs to first floor, door through to dining.

DINING ROOM

15' 7" x 9' 11" (4.75m x 3.02m) Carpeted flooring, feature brick fireplace, radiator, 2 double glazed windows to rear aspect, door through to kitchen.

KITCHEN

16' 9" x 7' 1" (5.11m x 2.16m) Matching eye level and base units with roll edge work tops, electric oven & hob with extractor over, plumbing for washing machine, floor standing oil fired Worcester boiler, space for fridge/freezer, stainless steel sink with swan neck mixer tap, exposed floor boards, double glazed and single glazed window to side aspect, door to side aspect.





STAIRS

From sitting room carpeted stairs leading to bedrooms and bathroom.

BEDROOM 1

12' 5" x 12' 3" (3.78m x 3.73m) Exposed floor boards, 2 sash windows to front aspect with field views opposite, radiator, original fire place, walk in wardrobe.

BEDROOM 2

10' 7" x 9' 11" (3.23m x 3.02m) Exposed floor boards, double glazed window to rear aspect with views over fields opposite, radiator, loft hatch.

BATHROOM

6' 11" x 6' 7" (2.11m x 2.01m) Comprising low level WC, wash hand basin and bath with mixer shower attachment, vinyl floor covering, radiator, double glazed window to rear aspect.

OUTSIDE

Picket fencing to front, off road parking to front, rear garden with patio area, lawn area, oil tank wood shed and further store shed, bottom of garden is a stream.

COUNCIL

Babergh District Council
Council Tax Band (B) £1,529.22

NEAREST SCHOOLS

Hintlesham & Chattisham primary school & Hadleigh high school.

SERVICES

KLARGESTER SEPTIC TANK SYSTEM

The sunken Klargester septic tank located in the garden of number 3 Cobblers Corner is used by numbers 1, 2 and 3 Cobblers Corner. It is currently emptied approximately once every ten months, the costs of emptying and servicing of the system is the equal responsibility of all three properties.

Mains water & Electric is connected.

Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Cobblers Corner Hintlesham IPSWICH IP8 3QW	Energy rating D	Valid until: 18 January 2029 Certificate number: 0651-2863-6299-9491-2731
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**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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