

EST.  1993

JENNIE JONES

ESTATE AGENTS



2 Alma Cottages, Brook Street, Yoxford IP17 3HB

GUIDE PRICE

£189,950

SUMMARY OF THE ACCOMMODATION

**ENTRANCE LOBBY; SITTING ROOM; DINING ROOM; CELLAR
KITCHEN; BATHROOM; SEPARATE WC;
LANDING; TWO BEDROOMS; GOOD SIZED GARDENS; OFF ROAD PARKING**

THE PROPERTY

This semi detached cottage is located in the sought after village of Yoxford and offers two bedroomed accommodation. The property is in need of a programme of updating and refurbishment but ultimately would seemingly make an excellent full time residence or holiday retreat - to appreciate the potential of 2 Alma Cottages viewing is essential. Enter the property via the entrance lobby which leads to the sitting room with fireplace and display alcoves either side. Off this is the dining room with double doors to rear garden and there is an extremely useful walk in pantry. The dining room also gives access to the cellar. The kitchen has fitted floor cupboards, a stainless steel sink, tiled floor, plumbing for washing machine and stable door to rear. Off the kitchen is a lobby which gives access to the bathroom and separate WC. On the first floor the front bedroom has a walk in wardrobe and the back bedroom contains the airing cupboard. At the front of the property the garden is laid to lawn with a private drive providing off road parking, the good sized rear garden is laid to lawn with mature trees and has sheds, a greenhouse and brick built outhouse.

LOCATION

Yoxford is known as the garden village of Suffolk and is well located for easy access to both the forest and heathland of the Heritage Coast and the charming rural towns and villages of inland Suffolk. This pretty village has a general store, antique and bric a brac shops and primary school. Yoxford offers easy access to the main London to Great Yarmouth road and the railway station at Darsham provides a regular service to London (Liverpool Street) in about two hours. More extensive shopping facilities can be found at the market town of Saxmundham (about 4 miles) which has Waitrose and Tesco supermarkets. Yoxford lies about 5 miles from the East Suffolk coast and as well as many walks and cycle routes attractions of the area include the RSPB bird sanctuary at Minsmere and golfing and sailing at the historic coastal towns of Southwold and Aldeburgh - the latter being home to the internationally famous music festival with a year round programme of events centred on the Snape Maltings complex.

LOCAL AUTHORITY

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT
Tel: 01394 383789

COUNCIL TAX BAND: B

SERVICES : Water, electricity and drainage are available to the property.

NB: Interested parties are advised that the central heating system was fired by the Parkray stove in the dining room which now is non functional.

VIEWING

By appointment through Jennie Jones Estate Agents:
Tel: (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING = F

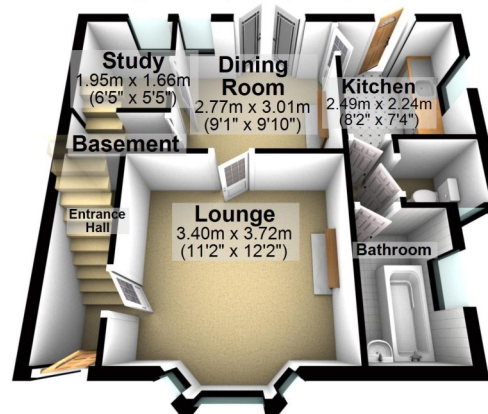
Basement

Approx. 4.6 sq. metres (49.3 sq. feet)



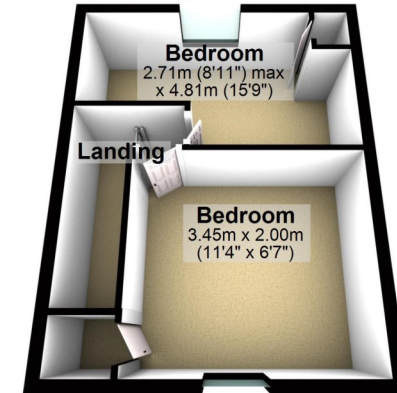
Ground Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.3 sq. feet)



Total area: approx. 77.6 sq. metres (835.2 sq. feet)

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



SAXMUNDHAM
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www.jennie-jones.com