



ROSE COTTAGE
LONDON ROAD , BLYTHBURGH, IP19 9LN



A three bedroom detached cottage which was built in the 1800's. With off road parking, a beautiful rear garden, church views and all within the popular village of Blythburgh.

In the pretty village location of Blythburgh, with beautiful church views, and offered chain free, this cottage is one to view! Previously two cottages, the current vendor joined them to one cottage in 2008. Leading through the main entrance door at the front of the property, you will see how the property is split. To the left you have a sitting room which overlooks the front aspect, with a cosy open fireplace. This room then leads nicely to the dining room which overlooks the rear garden and then provides access to the hallway. The boiler is in the hallway which was installed in 2019. The galley kitchen has a range of base and wall units with a back door out to the garden, integrated electric oven, hob and fridge. From here you have the other sitting room which overlooks the front aspect with an electric fireplace. Upstairs on the first floor you have two double bedrooms and a single bedroom and two family bathrooms. Outside, there is off road parking. The garden is a generous size and is ready for someone to put their own stamp on!



Blythburgh is set in a landscape of 'Outstanding Natural Beauty' and the village is well-known for its Church and The White Hart Inn public house. It is an excellent location for the many attractions of the East Heritage Coast.

TENURE - Freehold

SERVICES - Mains water and electricity are connected to the property. The drainage is via a septic tank which is located in the garden. Heating is provided for by way of oil fired central heating, a new boiler was installed over the last year or so and the date will be confirmed. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY- East Suffolk Council – Band D

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

EPC – TBC

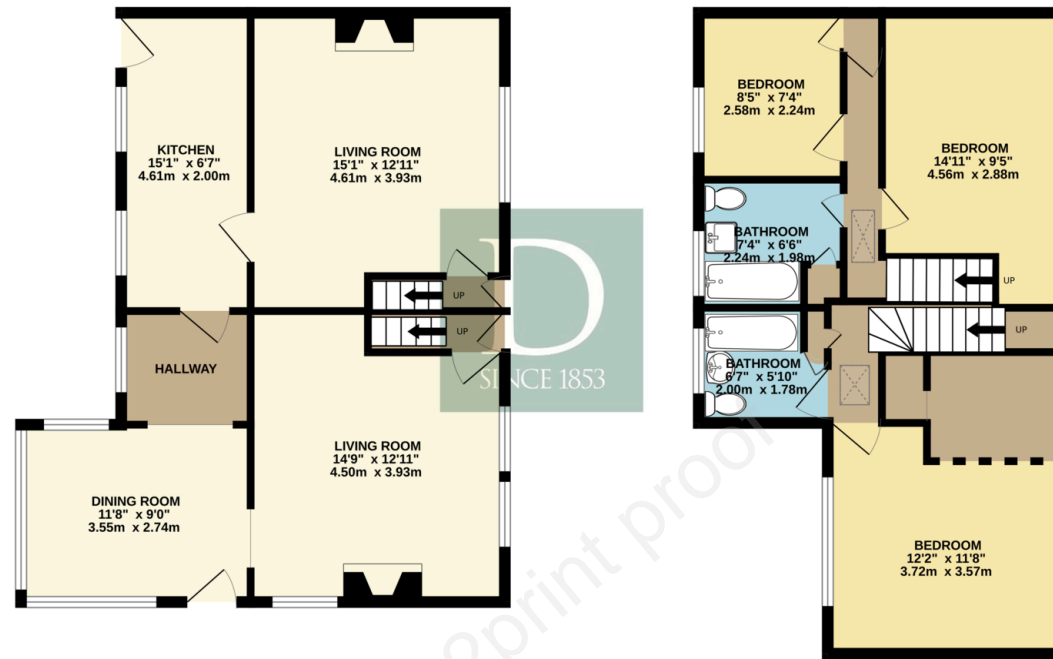




FLOOR PLAN

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.

FIRST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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