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*Plowmans, New Street,  
Fressingfield.*

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ESTATE AGENTS

A wonderful opportunity to acquire this two bedroom end of terrace cottage which requires modernising and updating. The cottage is situated in the heart of this desirable village and benefits from a single garage and parking space and enclosed rear courtyard garden. The property is being offered with no onward chain.

## *New Street, Fressingfield*

### Accommodation comprises briefly:

- Sitting Room with open fire
- Kitchen
- Inner Hallway
- Cloakroom
- First Floor Landing
- Two Bedrooms
- Bathroom
- Rear Courtyard Garden
- Garage (situated in a block) and parking
- Oil Fired Central Heating (external boiler)



### The Property

The entrance door opens into sitting room with open fireplace and window overlooking the front aspect. The kitchen is to the rear of the property and has a sealed unit double glazed window overlooking the rear courtyard with wall, base and drawer units and stainless steel sink. An inner hallway leads off the kitchen with stairs leading to the first floor accommodation, door to the cloakroom and further door out to the rear garden. The first floor landing has an airing cupboard housing the hot water tank and loft access. There are two bedrooms, one with a built-in cupboard and a bathroom with white suite comprising panelled bath with shower attachment, wash basin and WC.

### Outside

The small front garden is enclosed by white picket fencing with a gate and path leading to the entrance door. To the left hand side of the terrace a shared driveway leads to the single garage which is situated in a block (the middle garage belongs to Plowmans) and has a parking space in front. There is access along the rear of the cottages with a gate leading to the paved rear garden which is fully enclosed.



### Location

The property is located in the centre of the highly sought after village of Fressingfield, opposite the village store. Home to two pubs/restaurants; the highly acclaimed Fox and Goose restaurant and the Swan public house, a traditional pub and restaurant. Fressingfield has a primary school and medical centre with dispensary and is situated approximately 12 miles east of Diss which offers mainline rail services to London and is just a 40 minute drive from the popular coast at Southwold. Fressingfield is also ideally situated for access to the market towns of Bungay, Harleston and Halesworth which are all only a short drive away.

### Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Oil fired central heating and hot water (external boiler)

Mains drainage, electricity and water are connected.

EPC Rating: E

### Local Authority:

Mid Suffolk District Council

Council Tax Band: A

Postal Code: IP21 5PG

### Tenure

Vacant possession of the freehold will be given upon completion.

### Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £185,000**

**To arrange a viewing, please call 01379 882535**

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
Halesworth	01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

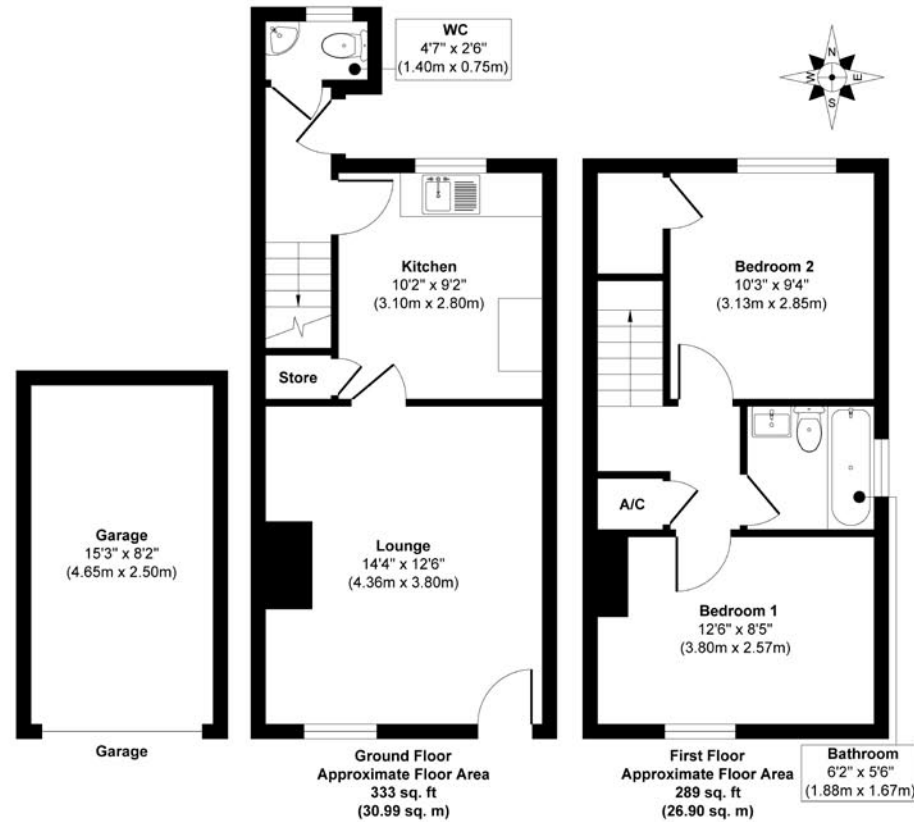


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**Approx. Gross Internal Floor Area 622 sq. ft / 57.89 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.