



14 THE STREET, ASSINGTON,

SUDBURY, SUFFOLK, CO10 5LJ

**NP** NICHOLAS  
PERCIVAL



Offered with no onward chain is this Grade II Listed Victorian Cottage located in the heart of the popular village of Assington to the West of Sudbury. The property offers the new owners the scope and opportunity to enhance the existing dwelling. The property is comprised of two double bedrooms, family bathroom, sitting room and kitchen / dining room.

To the front of the property, off-road parking is provided, to the rear there is a useful brick built shed with power and light connected.

Grade II Listed | Oil Fired Central Heating | Council Tax Band B

Septic Tank System shared with neighbouring property | Adjoining Properties benefit from a Right of Access across the rear garden for the removal of refuse.



## Property

Offered with No Onward Chain, and located in the heart of the popular village of Assington, this Grade II Listed Victorian Cottage offers the new owners scope for improvement and enhancement of the existing dwelling.

A porch (with stable door) welcomes you to the property and provides a useful space for the storage of coats and shoes.

The sitting room displays a number of characterful features including exposed brickwork, timbers and beams. The heart of the room is the cosy log burner in a brick surround.

To the rear of the ground floor the kitchen / dining room contains the oil-fired AGA,

flanked by granite work surfaces. There is a ceramic sink, and space is provided for a free-standing dishwasher.

There are a number of drawers and cupboards that provide useful storage space and the charm of the cottage is enhanced by the exposed brick floor. To the rear of the kitchen there is a back porch.

Stairs lead from the kitchen / dining room to the first floor. Both bedrooms are spacious doubles with the front bedroom benefitting from a built-in wardrobe.

The family bathroom (with airing cupboard) completes the internal accommodation and is comprised of a bath with shower screen,

shower mixer hose and rainfall shower head, handbasin set within a vanity unit and toilet.

## Outside

To the front of the property off road parking is provided for one vehicle.

To the rear the garden offers two seating areas, one a gravelled area adjacent to the home and a second brick patio slightly further into the garden.

There is a useful brick built shed with power and light both connected. Adjacent to the shed is a large log store, behind which the oil tank is situated.

The adjoining properties have a right of access across the rear for the removal of refuse.

## Situation

Assington is a small village to the west of Sudbury and located close to the Dedham Vale Area of Outstanding Natural Beauty and is within walking distance of the Arger Fen Nature Reserve.

The village benefits from a popular public house, Farm Shop and Tea Room. The popular Stoke by Nayland Golf club is a short driveaway.

The nearby village of Bures provides a broader range of useful facilities including a primary school and branch line railway station for onward travel to London. Further shopping and recreational facilities are available in the pretty Georgian market town of Sudbury,





whilst slightly further afield the city of Colchester provides all the leisure, recreational and shopping facilities expected of a major regional centre, as well as some excellent secondary schooling options in both the private and state sectors.

### Agents Notes

Grade II Listed.

Oil Fired Central Heating.

Septic Tank System shared with neighbouring property.

Adjoining properties have right of access across the rear garden for the removal of refuse.

Our particulars are produced in good faith but can only be used as a guide to the property. If

there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





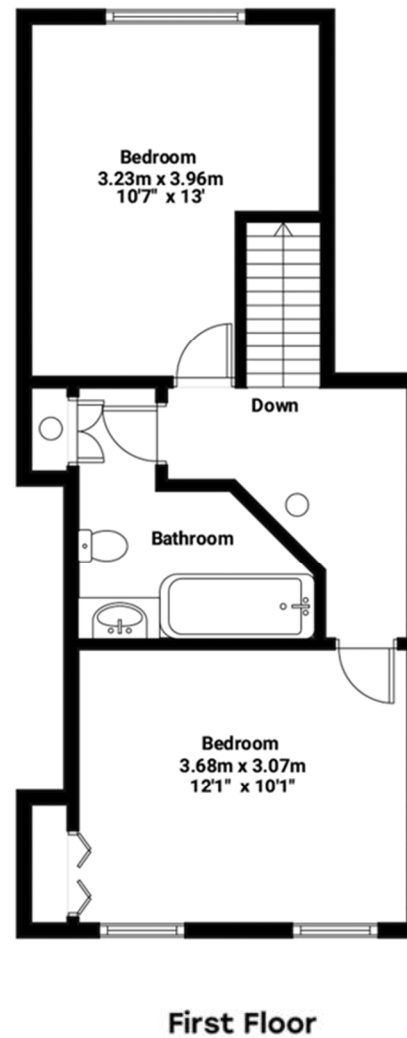
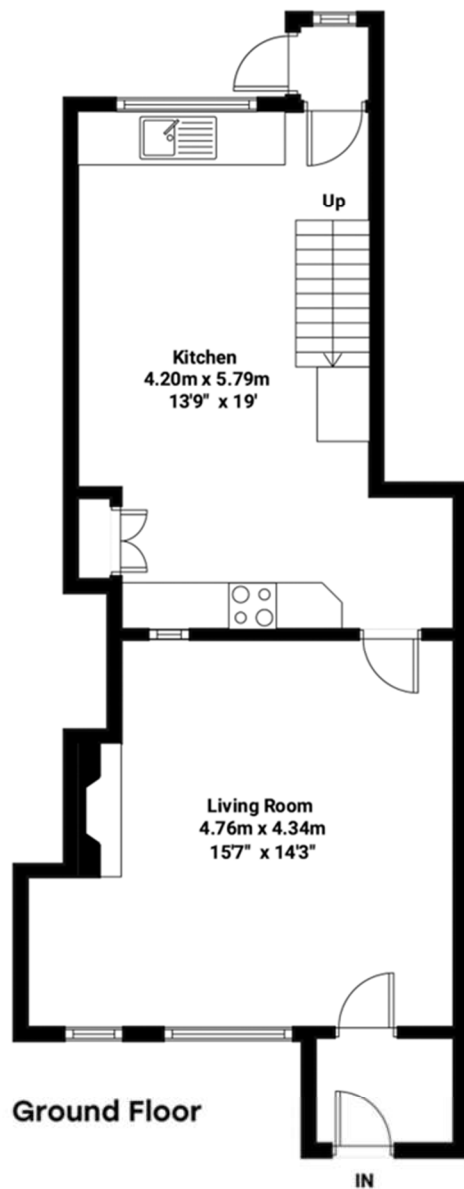


**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity and water. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Babergh District Council. **COUNCIL TAX:** Band B. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

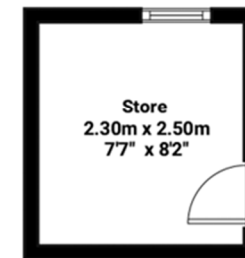
**NICHOLAS PERCIVAL** are proud to be members of;







**TOTAL APPROXIMATE FLOOR AREA :**  
**875.9 sq ft (81.37 sq mt)**  
**House : 814 sq ft (75.62 sq mt)**  
**Store: 61.9 sq ft (5.75 sq mt)**



## The Street, Assington

Illustration for identification purposes only. Measurements are approximate and not to scale.

