



Grier & Partners
— LAND AND ESTATE AGENTS —

TALKING POINT COTTAGE, UPPER STREET, LAYHAM,
IPSWICH, SUFFOLK, IP7 5JZ
OFFERS IN EXCESS OF £255,000





INTRODUCTION

A charming period two-bedroom terraced cottage offering spacious accommodation and period features including exposed timbers together with a generous rear garden and off road parking. No onward chain. Viewing recommended.

INFORMATION

A cosy period cottage with part-rendered elevations under a tiled roof, benefiting from nicely presented accommodation having been previously extended to incorporate a useful utility/boot room and ground floor bathroom. Heating is via an oil-fired boiler to radiators and the property has part double glazing.

LAYHAM AND HADLEIGH

Layham is a small hamlet which benefits from the renowned 4-star Marquis Hotel, Restaurant and Spa nearby and has easy access through Raydon and Holton St Mary to the A12. Nearby Hadleigh (approx 1 mile away) is a well regarded small local market town situated next to the River Brett, with the widest range of facilities including good local shopping including a supermarket, public houses, restaurants, both junior and senior



sheds, dovecote, large garden and bath of 5ft. Mary's and other denominations. There is a public swimming pool and sports centre and numerous voluntary organisations, clubs and societies. (2.06m) Another well proportioned room with high level windows to the side and rear, 4615.5 Now a wooden cabinet, tiled floor, extra large vanity unit, high level windows. as to the condition of any appliance included (where mentioned in the brochure). The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included. (3.33m or 3.73m)

Window to the front with distant field views and radiator.

SERVICES

We understand that the property has mains electricity, water and drainage connected. 11' x 10' 9" (4.27m x 3.28m) reducing to 7'10" With deep window seat into the ground floor which overlooks the rear garden, radiator, and cupboards housing hot water tank and shelving. Local Authority - Babergh District Council - 0300 123 4000

OUTSIDE

To the front of the cottage is a driveway with established hedging 10' 10" (3.75m x 3.7m) and parking for 2 vehicles. door opens into this cosy and welcoming room with wood burner, large exposed brick fireplace with a smoke hood over, oil wall light, radiator, patterned, cushioned carpet and tiled floor. is fenced to all sides.

RECEPTION 2/DINING AREA

11' 11" x 10' 10" (3.63m x 3.3m) With exposed ceiling beams, tiled floor, radiator, brick cupboard housing the oil fired boiler and shelving to one wide and stairs to first floor. This versatile area could be used for dining or a number of activities and leads past a breakfast bar into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

11' 4 " x 11' 1" (3.45m x 3.38m) A surprisingly spacious room with range of wall and base units and wooden work surfaces over, inset sink, useful central island unit providing further storage and work/seating area, electric oven, window to the utility/boot room.

UTILITY/BOOT ROOM

11' 3" x 5' 11" (3.43m x 1.8m) This room forms part of the extension which was done by previous owners and benefits from a large roof-lantern which fills this space with light. Within the room are wall units, a work top with space for washing machine and tumble dryer below



GROUND FLOOR

FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		