



**22 St. Margaret's Place
Stradishall, Suffolk**

**DAVID
BURR**

22 St. Margaret's Place, Stradishall, Newmarket, Suffolk CB8 8YP

Stradishall is a small village situated approximately 5 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of recreational and shopping facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Addenbrookes Hospital is 24 miles and Cambridge centre 27 miles. There are excellent road links to other major towns and London via the A14/A11.

A spacious two bedroom end of terrace bungalow situated in a quiet location within this charming hamlet, backing onto the village recreational fields. The property enjoys off-road parking and a large garden and is of some cosmetic improvement works, but offers the potential to extend, subject to the necessary planning consents.

A spacious two bedroom end of terrace bungalow with off-road parking and large garden.

Entrance into:

ENTRANCE HALLWAY: With rooms off.

SITTING ROOM: A generous reception room with fireplace and outlook to the front.

KITCHEN/BREAKFAST ROOM: Extensively fitted with a range of wall and base units under worktop with stainless steel sink inset. Plenty of space for table and chairs. Door leading to the rear garden. Space and plumbing for a freestanding electric cooker, washing machine and fridge/freezer.

BATHROOM: Comprising panel bath with shower attachment over, WC, pedestal sink unit and heated towel rail.

BEDROOM 1: With outlook to the front.

BEDROOM 2: With outlook to the rear.

Outside

The front garden is predominantly lawned with a footpath leading to the front door with parking area to the side. A gate leads through to the rear garden which is generous in size, with an area of traditional lawn set adjacent a paved dining terrace with plenty of space for storage sheds and greenhouses.

AGENT'S NOTE: As is not uncommon with properties of this nature, neighbouring properties have a right of access.

SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: Band B. £1,664.14 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 71 mbps download, up to 16 mbps upload.

Phone Signal: Yes.

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NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

FLYING FREEHOLD: If applicable.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

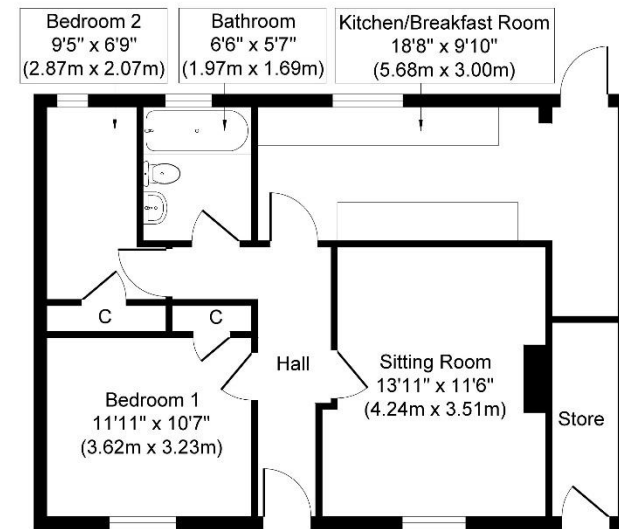
RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Approximate Floor Area
619 sq. ft
(57.51 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. 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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