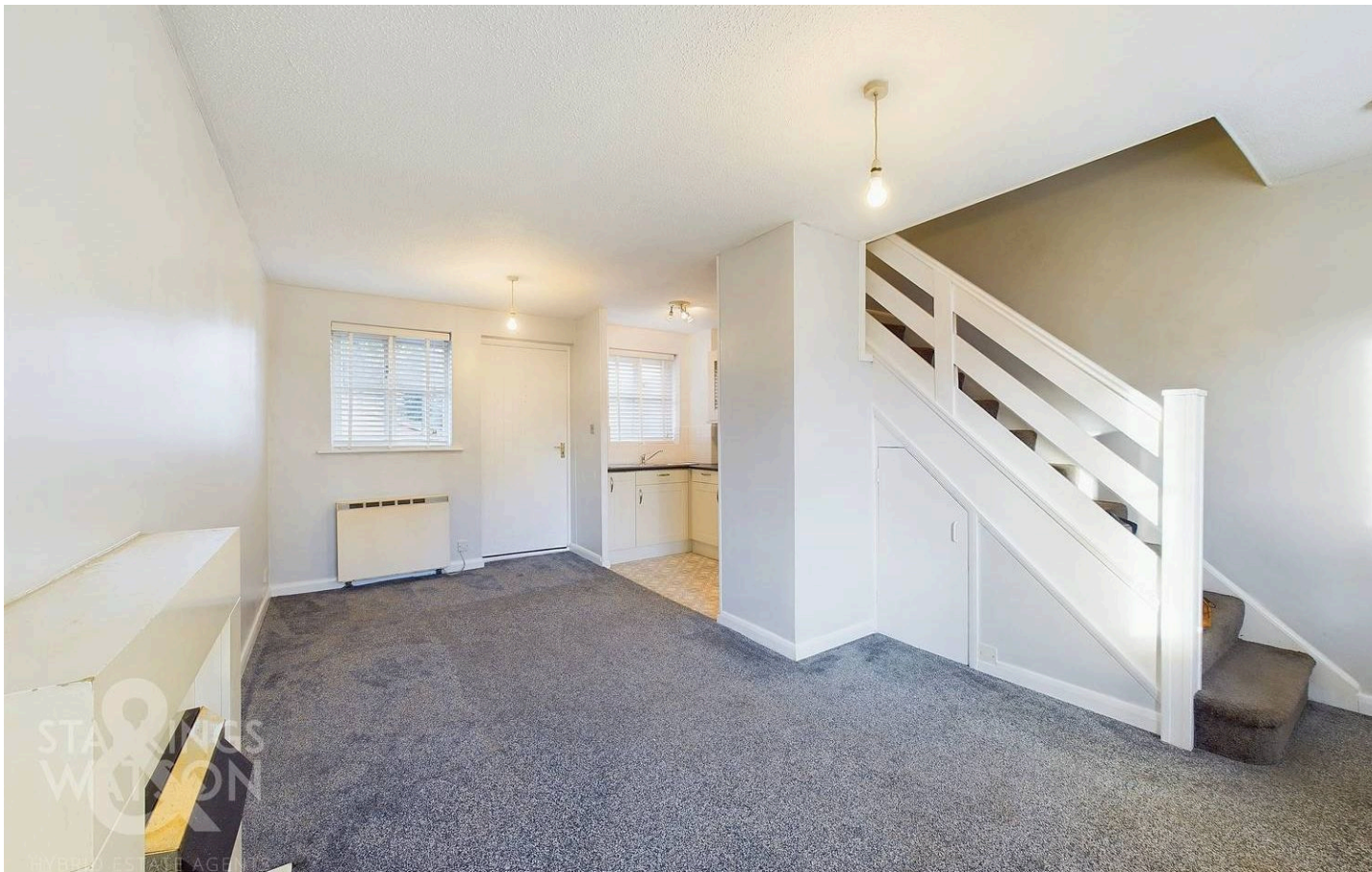




Walsingham Mews, Rickingham - IP22 1ET

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## Walsingham Mews

Rickinghall, Diss

Offered with NO ONWARD CHAIN, this MID TERRACE home within a popular development in the heart of the village of RICKINGHALL offers an EXCELLENT OPPORTUNITY for FIRST TIME BUYERS or BUY TO LET LANDLORDS. The property has in recent years been a successful rental property and has recently been updated in places meaning its now ready to be move straight into. Internally you will find an OPEN PLAN reception space with access front and rear with a separate kitchen tucked around the corner. On the first floor there are TWO AMPLE BEDROOMS one of which has fitted storage as well as the family bathroom in addition which has been upgraded. Externally there is a small area of garden to the rear as well as the communal space with an allocated parking space. The property is perfectly positioned within the village to benefit from all the local amenities on offer.



Council Tax band: A

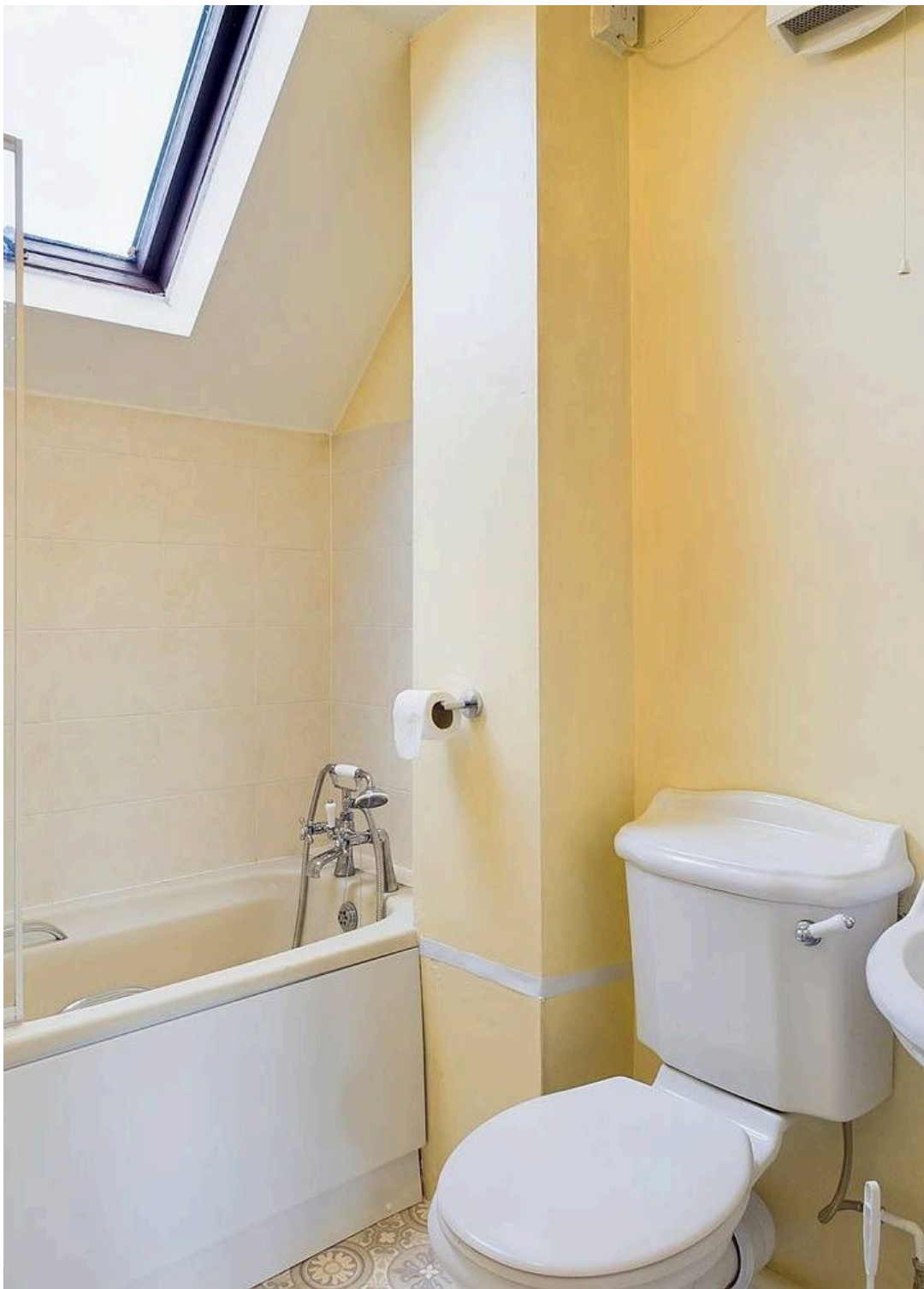
Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Mid Terrace Home
- Ideal First Time Purchase / Buy To Let
- Newly Refreshed & Ready To Move Into
- Kitchen & Sitting Room
- Two Bedrooms & Bathroom
- One Allocated Parking Space
- Sought After Village Location

OUT & ABOUT Rickinghall and Botesdale are two very charming and sought-after merged villages offering a host of activities and amenities. There are two great pub/restaurants, two take-away food outlets, a Co-op Local supermarket, St Botolphs Primary School, a health centre, sports facilities and play areas. It is in the catchment area for the outstanding Hartismere High School. There is a comprehensive range of amenities in Diss (approx 6 miles), which offers mainline rail services to London Liverpool Street and Norwich. The historic town of Bury St Edmunds (approx 15 miles) offers access to A14 connecting to Cambridge and the M11. The area is surrounded by pleasant countryside, villages and quiet lanes, ideal for walkers and cyclists.





## Walsingham Mews

Rickinghall, Diss

### THE GRAND TOUR

Heading into the main entrance from the front you will find the open plan reception space which comprises of sitting room with the kitchen tucked around the corner as well as stairs to the first floor landing and a separate rear door. The kitchen area offers a fitted range of units with rolled edge worktops as well as freestanding oven and space for further white goods. Within the sitting room you will find an electric feature fireplace as some understairs storage. Heading up to the first floor landing there is a storage cupboard as well as access to the two bedroom and family bathroom. The bathroom to the front offers a bath with electric shower over, w/c and hand wash basin. There is one bedroom to the front as well as another to the rear with built in storage.

### FIND US

Postcode : IP22 1ET

What3Words : ///customers.mixes.ascendant

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property

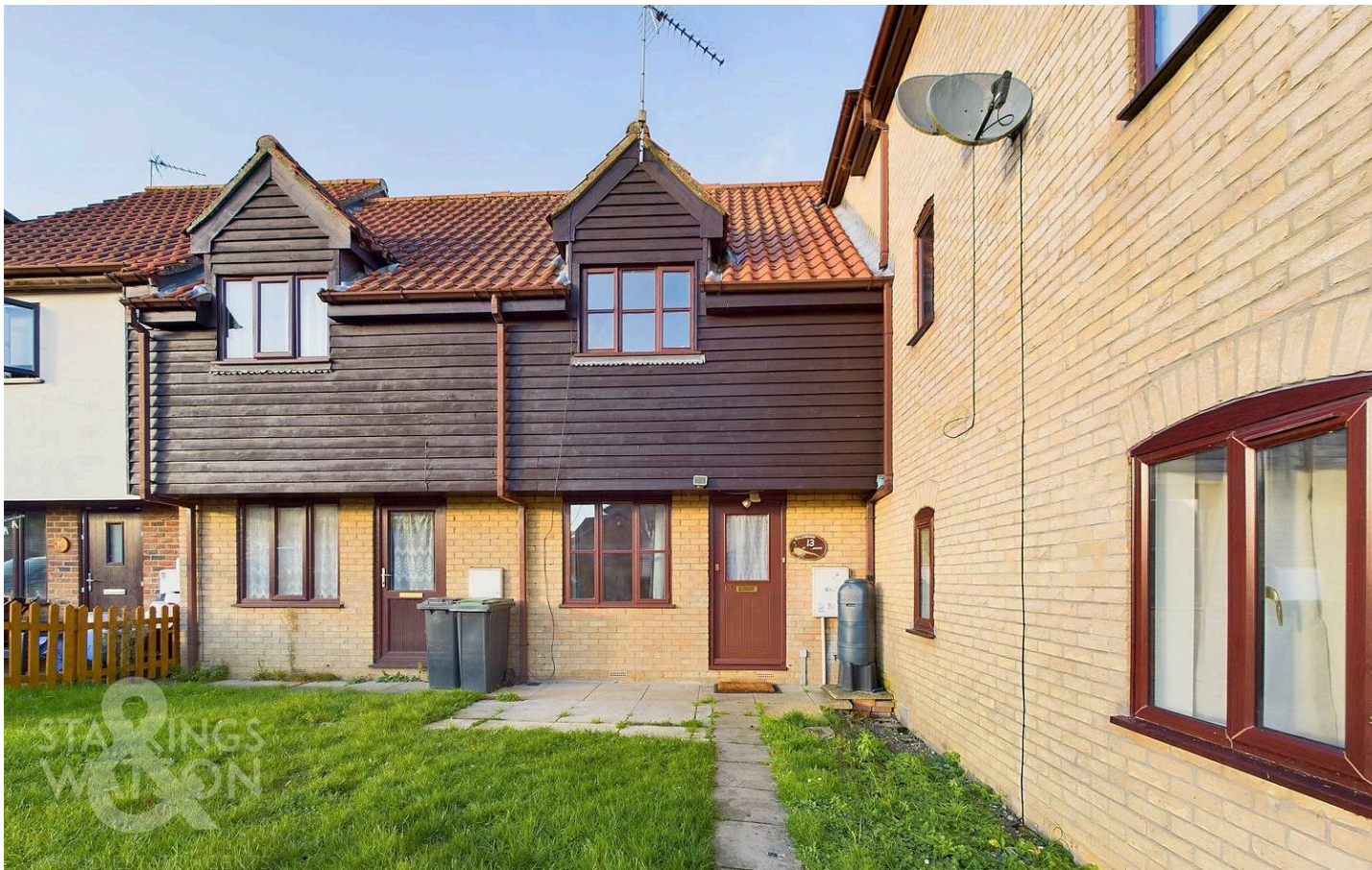
### AGENTS NOTE

The property is sold Freehold but is part of a managed leasehold development in the main. There is a small service charge of £12.50 pcm payable towards the upkeep of communal areas.

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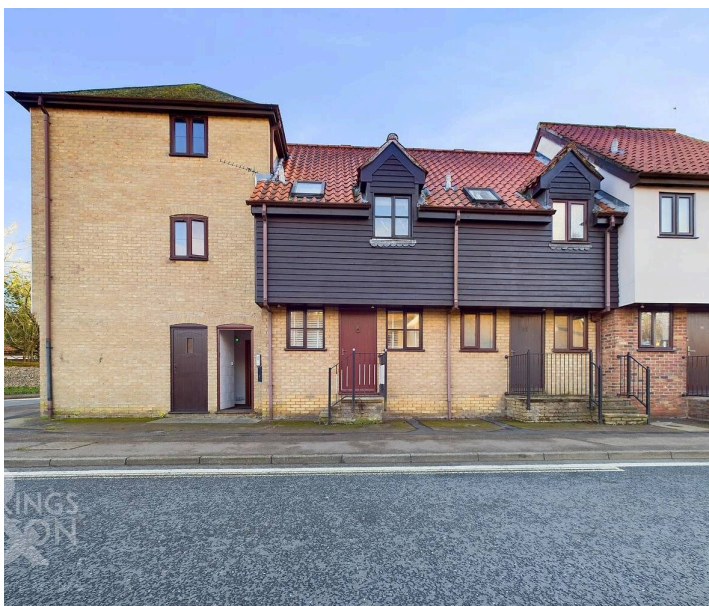
#### THE GREAT OUTDOORS

To the rear accessed via the door in the sitting room there is access to a small section of garden which could be enclosed if required. This leads onto communal space and the shared parking area beyond with allocated parking space.

#### ALLOCATED PARKING

1 Parking Space

allocated parking



20:22

Enter virtual tour

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SCAN HERE FOR A VIRTUAL TOUR



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

486.64 ft<sup>2</sup>

45.21 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.