



**St Edmunds Cottage,
Great Bradley**

**DAVID
BURR**



St Edmunds Cottage, 189a Thurlow Road, Great Bradley, CB8 9LW

Great Bradley is a delightful village set in the beautiful countryside of the Stour Valley, with a church, village hall, park and playing fields. It offers excellent access to the home of British horse racing, Newmarket (7 miles) with a good range of amenities including shops, supermarkets and restaurants, leisure facilities including health clubs, swimming pool and golf club. The market town of Bury St Edmunds (12 miles) and the university city of Cambridge (13 miles) with fast direct trains to London, are both easily accessible.

A rare opportunity to purchase a detached Grade II listed cottage in need of full renovation, located in the sought-after village of Great Bradley. The property offers an entrance hall, three reception rooms, kitchen, ground-floor bathroom and two double bedrooms. Set on a private plot, it presents significant potential for modernisation and improvement.

A detached Grade II listed village cottage offering privacy, character, and exciting renovation potential.

Ground Floor

ENTRANCE HALL With staircase rising to the first floor and doors leading to principal ground floor rooms.

SITTING ROOM Window to front aspect and feature fireplace.

DINING ROOM Window to front aspect.

STUDY / BEDROOM 3 Versatile room with windows to both front and rear aspects.

KITCHEN Fitted with a range of kitchen units. Window to rear aspect overlooking the garden and door providing access to the rear garden.

BATHROOM Comprising low-level WC, wash hand basin and bath. Window to rear aspect.

First Floor

LANDING Window to rear aspect and access to bedrooms.

BEDROOM 1 Double bedroom with storage cupboard and window to front aspect.

BEDROOM 2 With storage cupboards and window to front aspect.

Outside

The property sits on a generous and enclosed plot with a well-proportioned rear garden, ample off-road parking and detached single garage.

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

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND D. (£2,238.40 per annum)

EPC TBC.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS sweetened.norms.issued

VIEWING Strictly by prior appointment only through DAVID BURR.

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