



Church Road
Felsham

£260,000

LACY SCOTT
& KNIGHT

150 YEARS est. 1869

Post House

Church Road | Felsham | Bury St Edmunds | IP30 0PJ

Bury St Edmunds 9 miles, Stowmarket 8 miles, Cambridge 38 miles

A semi-detached 3 double bedroom cottage with attached Post Office/Shop. Ample parking. Set within this attractive and popular village.

Reception Room | Dining Room | Kitchen | 3 Bedrooms | Family Bathroom | Attached Post Office/Shop | Enclosed Garden to Rear | Ample Parking to Front | Oil Fired Central Heating | Attractive Popular Village

Post House

From the entrance porch there is a doorway leading through to a hallway off of which can be found the reception room and dining room with the living room benefitting from windows to both front and rear as well as an open brick fireplace. The dining room, which overlooks the rear garden, has a fireplace which houses the oil fired boiler and benefits from a walk in larder, the dining room also leads through to the kitchen, which comprises a range of wall, base and drawer units as well as stainless steel sink unit and from which there is a doorway which in turn leads out to the rear garden. At first floor level there can be found 3 double bedrooms, all of which are off the landing, two of which benefits from dual aspect windows, whilst the large part tiled family bathroom comprises panel bath with tiled shower over, vanity wash handbasin, low flush wc, plus airing cupboard.



Shop/Post Office

The Shop/Post Office is run by the local community within the village and is considered an asset of the community. We understand produces an income of approximately £2,500 per annum with a three year lease which we understand is due to expire in January 2022.

Outside

To the front of the property there is a large driveway which provides parking for several vehicles as well as pathway to the main entrance and also to the adjoining Post Office/Shop, whilst the rear garden is enclosed and as such provides a high degree of privacy and within which can be found a very

impressive workshop as well as gated access to side.

Overall, given the very attractive village in which the property is located, the generous amount of living space which it benefits from and further income provided by the Post Office/Shop, we are of the view that the property will be of interest to a wide range of potential purchasers and as such would recommend interested parties to view at the earliest opportunity.

Location

Post House is located at the heart of this beautiful Suffolk village. Felsham has good local amenities which include a Post

Office/Stores, Public House, Parish Church and garage. The nearby thriving market town of Bury St. Edmunds offers a superb range of shops, schools, leisure and cultural facilities, whilst the market town of Stowmarket also offers a good range of amenities and direct rail service to London's Liverpool Street. The A14 dual carriageway provides fast road access to Ipswich, Cambridge, Midlands and London/Stanstead Airport via the A11/ M11.

Services

Mains water, electricity and drainage. Oil fired central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band A.

Directions

Whether you enter the village from either the Cockfield/Bury St Edmunds direction or the Rattlesden/Stowmarket direction continue into the centre of the village where the property will be found immediately to the left of the church.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

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- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
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- Should any dispute arise as to the boundaries or any pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Church Road, IP30

Approximate Area = 1680 sq ft / 156 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2020.
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10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

106

This is how energy
efficient the building is.

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN