



Hill Cottages | Poslingford | CO10 8RA

£800 pcm

A modern cottage in the village of Poslingford is available this September. The property offers a stylish kitchen with built in hob, oven and fridge. A modern bathroom with a bath and separate shower cubicle. Call now to secure a viewing.

- Available September
- Rural Location
- Modern Kitchen and Bathroom
- Log burner
- Front and Rear Gardens
- Two Bedrooms

Approximate Room Sizes

LIVING ROOM 11' 80" x 12' 40" (5.38m x 4.67m) Enter from front door. Window to front. Radiator. Log burner.

KITCHEN 4' 58" x 9' 27" (2.69m x 3.43m) Window to front. Radiator. Range of base units with solid wood work surface over, sink with drainer, electric oven and hob and under counter fridge.

HALL Plumbing for washing machine. Wooden worktop. Door to back garden.

BATHROOM Window to rear. Radiator. Vanity mounted basin. Shower cubicle with glazed screen. Bath. WC

STAIRS/LANDING Stairs to the first floor. Small landing with access to both bedrooms.

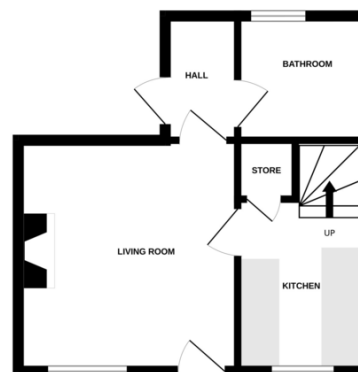
MASTER BEDROOM 11' 80" x 12' 40" (5.38m x 4.67m) Window to front and rear. Radiator.

BEDROOM TWO 6' 95" x 9' 30" (4.24m x 3.51m) Window to front. Radiator.

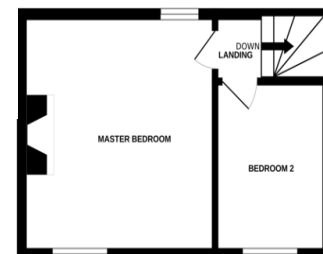
OUTSIDE Garden to front is laid to lawn, with the rear garden laid to the patio and lawn. Timber shed.

Local Authority – West Suffolk Council
Council Tax Band – B
Post Code – CO10 8RA

GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
214 sq.ft. (19.9 sq.m.) approx.



Contact Details

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Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

