

## Ipswich Road, Charsfield, Woodbridge, Suffolk, IP13 7PP

Offers in excess of: £200,000



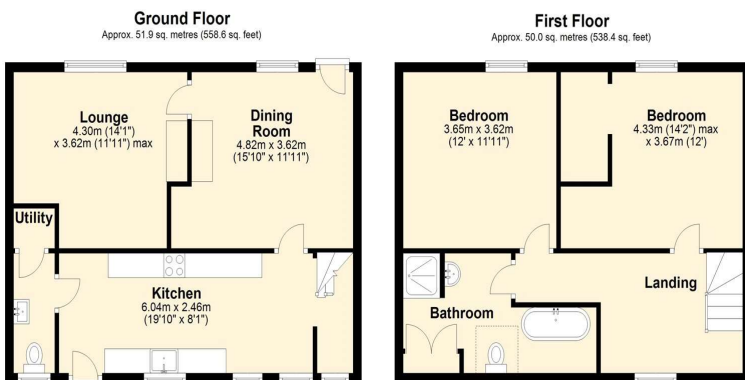
- Freehold
- CASH PURCHASERS ONLY
- No Onward Chain
- Semi Detached Cottage
- Two Double Bedrooms
- Lovely Field Views
- Detached Double Garage with Additional piece of Land Adjustment to Property
- Oil Fired Central Heating
- Wood Burning Stove in the Living Room

Palmer & Partners are delighted to present to the market this two bedroom semi-detached cottage, in the village of Charsfield, occupying a good size plot and comes with two reception rooms, oil fired central heating, off-road parking, detached double garage, and additional land adjustment to the property. The property requires updating throughout but offers well-proportioned accommodation which comprises two reception rooms, kitchen / breakfast room, cloakroom, first floor landing, two bedrooms and bathroom.

Charsfield lies between the popular market towns of Framlingham and Woodbridge. Both offer amenities including restaurants, cafes, and public houses.

**Agents note**

The property has a septic tank which has been in place many many years and is located opposite the cottage on the additional piece of land by the garage.



Total area: approx. 101.9 sq. metres (1097.0 sq. feet)

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			106
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	