Old Post Office House The Street - Offers In Excess Of

Ingham Bury St. Edmunds Suffolk IP31 1NG

shires

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Offers In Excess Of £350,000

The Property

This semi detached cottage style property was formerly the village post office but now has change of use to purely residential and is set in a central location in this popular village to the north of Bury St Edmunds. The cottage offers character accommodation of Sitting Room with woodburner, Dining Room with french doors to the rear garden, Kitchen, Cloakroom, Office/Utility Room, Former Shop which is ideal as a second Reception Room or 4th Bedroom. The first floor accommodation offers Three Good Size Bedrooms and a Family Bathroom. The property benefits from no onward chain and has oil fired central heating. There is a driveway leading to the rear of the property with parking and lovely gardens with a south/east aspect and a range of outbuildings. We strongly recommend arranging a viewing to fully appreciate the accommodation and space that is on offer.

SITTING ROOM
14'2" x 18'0"
with front door, two windows to front aspect, fireplace with inset log burner, parquet flooring

DINING ROOM
11'1" x 12'11"
with radiator, parquet flooring, patio doors to rear

KITCHEN
12'1" x 8'7" (maximum)
with roll edge worksurfaces, cupboards and drawers and matching eye level units, appliance space, built in double oven and four ring ceramic hob, radiator, recessed single drainer stainless steel sink with mixer taps

INNER HALLWAY
with tiled flooring, door to Cloakroom, stairs to first floor landing, recess and door to Sitting Room.

CLOAKROOM
4'10" x 7'6"
with hidden cistern wc, wash hand basin, cupboards and window to rear aspect

UTILITY ROOM/OFFICE
11'5" x 10'2"
Previously used as a store/office with access to the main house and also to the shop

Features

- SEMI DETACHED COTTAGE STYLE PROPERTY
- CHANGE OF USE TO RESIDENTIAL ACCOMMODATION
- 2 RECEPTION ROOMS, KITCHEN
- OFFICE, FORMER SHOP IDEAL FOR RECEPTION ROOM/4TH BEDROOM
- 3 FIRST FLOOR BEDROOMS, BATHROOM
- DRIVEWAY TO REAR GARDEN & PARKING
- RANGE OF OUTBUILDINGS
- NO ONWARD CHAIN

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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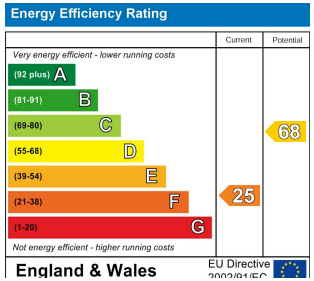

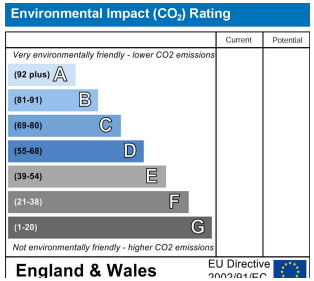

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