



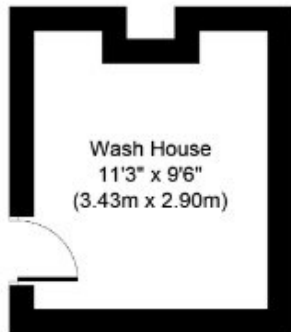
JAMIE WARNER
— ESTATE AGENTS —



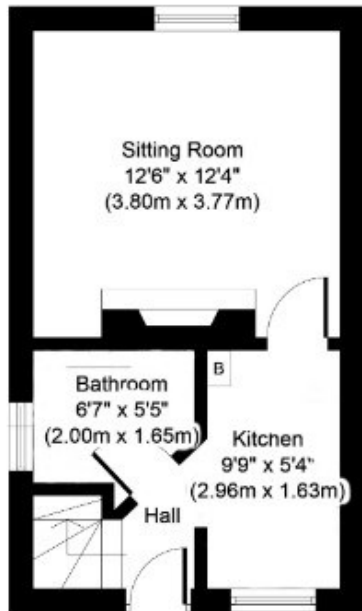
Geranium Cottage, The Street, Poslingford, Sudbury, CO10 8RA

Guide Price £185,000

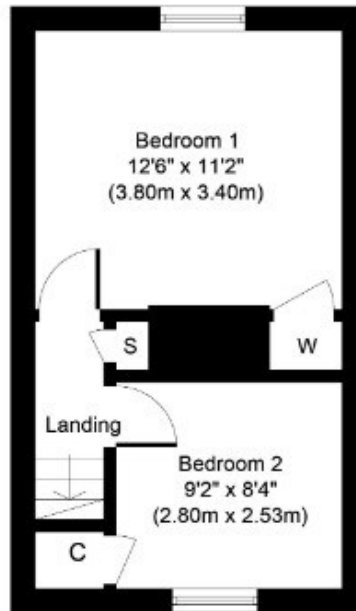
- Two Generous Bedrooms
- Garden In Excess of 100ft
- Close To The Town Of Clare
- Sitting Room With Feature Fireplace
- Ground Floor Bathroom
- No Onward Chain
- Fitted Kitchen
- Quiet Village Location
- Oil Fired Central Heating



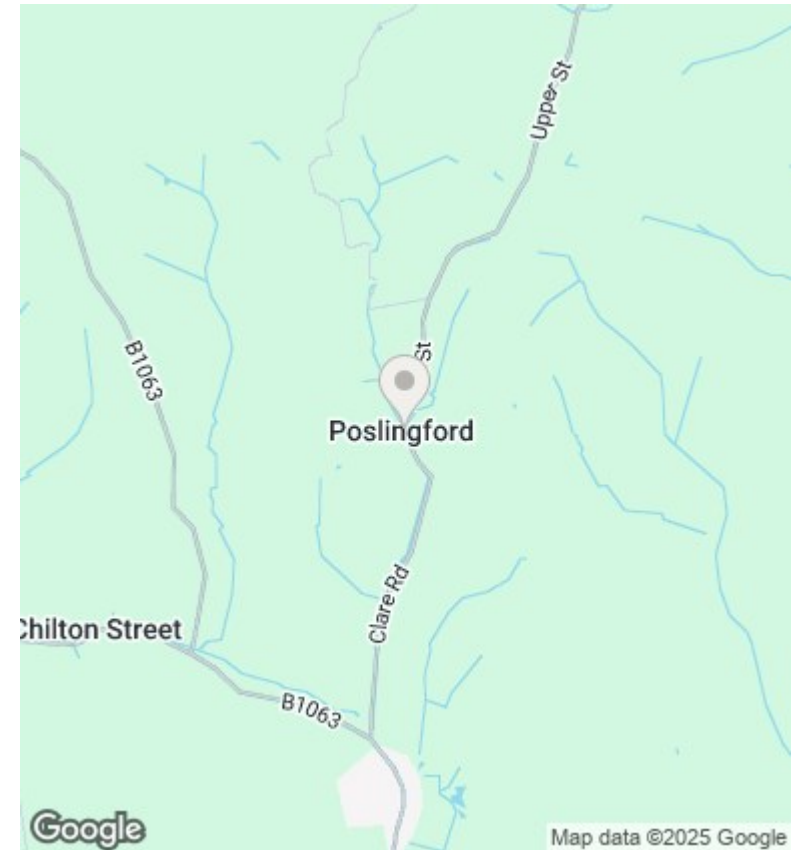
Outbuilding
Approximate Floor Area
102 Sq. ft.
(9.5 Sq. m.)



Ground Floor
Approximate Floor Area
275 Sq. ft.
(25.6 Sq. m.)



First Floor
Approximate Floor Area
265 Sq. ft.
(24.6 Sq. m.)



Directions

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band

B

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	