



Kelsale, Saxmundham

Guide Price £292,500

- No Onward Chain
- Immense Charm & Character
- Gas Central Heating & Wood Burner
- Conservation Area
- Off Road Parking
- Large Kitchen/Breakfast Room
- Village Centre
- Cottage Garden
- EPC - D

Church Lane, Kelsale

A charming and beautifully presented semi-detached cottage situated in the heart of this sought after village. The ever popular village of Kelsale lies just over one and a half miles to the north of the market town of Saxmundham, which offers a good range of shops in a traditional High Street setting as well as a library, doctor's surgery and railway station giving connecting and direct services via Ipswich to London Liverpool Street. Kelsale has a primary school with a free school being found in Saxmundham. Attractions of the surrounding area include delightful walks along the Suffolk Heritage Coastline, the renowned RSPB Bird Sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh, the latter home to the internationally famous annual Music Festival with many concerts being held at the nearby Snape Maltings Concert Hall.



Council Tax Band: C



DESCRIPTION

A delightful semi-detached cottage of Flemish bond brick elevations below pitched and hipped slate covered roof with in the Conservation Area of this charming East Suffolk village about one mile from the market town of Saxmundham. The cottage is set back from the road behind a cottage garden with shingle driveway to one side, which continues along the length of the property to a secluded garden at the rear. Internally the property is beautifully presented, retaining a wealth of charm and character.

ACCOMMODATION

LOBBY

Double glazed entrance door.

SITTING ROOM

Fireplace with timber mantle and surround, cabinet to one side and wood burning stove.

SITTING/DINING ROOM

Open fireplace with cast iron surround. Enclosed staircase rising to the first floor with storage cupboard below.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base units, work surfaces and single drainer sink unit. Recess with further base units, work surface and concealed dishwasher. Cupboard housing gas central heating boiler. Casement doors open to the rear garden.

UTILITY/CLOAKROOM

Hand basin and W.C. Plumbing for washing machine and space for tumble dryer.

FIRST FLOOR

LANDING

Built in storage cupboards & wardrobe. Window to side elevation.

BEDROOM

Window to rear elevation.

BEDROOM

Window to side elevation.

BATHROOM

White suite with double end bath with shower over, hand basin with storage below and W.C. Tiled surrounds and heated towel rail.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20686/RDB.

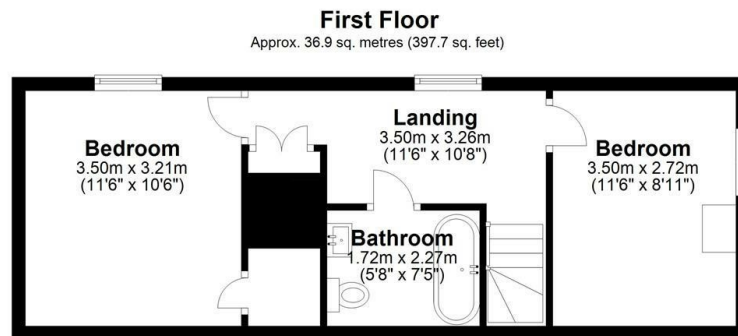
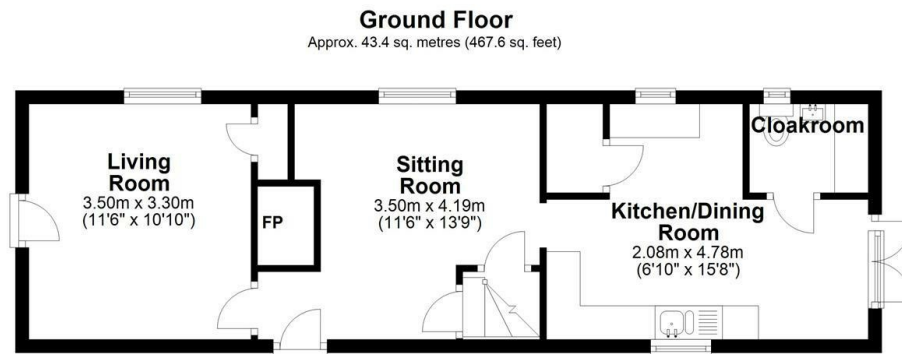
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in

good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







Total area: approx. 80.4 sq. metres (865.4 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com