



## Middleton, Saxmundham,

Offers In Excess Of £150,000

- No Onward Chain
- Kitchen and Ground floor wet room
- Renovation required
- Wood burning Stove, Electric Heating and PV solar panels
- 3 Bedrooms
- EPC - E
- Sitting Room with view over the green
- Generous garden

# Middleton Moor, Middleton, Saxmundham

Middleton Moor is a hamlet situated to the south of the popular Suffolk Coastal village of Middleton. Centred around its small village green and the parish church of The Holy Trinity, the village of Middleton also has a primary school, public house and is served by public transport. The village lies approximately four miles from the Suffolk Heritage Coast at the historic village of Dunwich to the south and the internationally renowned RSPB Bird Reserve at Minsmere.



Council Tax Band: A



## DESCRIPTION

2 Middleton Moor is a semi-detached cottage with rendered elevations beneath a pitched tiled roof, occupying a prominent position on the B1122 Yoxford to Leiston Road and enjoying delightful views across the village green at Middleton Moor.

The property is approached via a small front garden enclosed by a low brick wall, with a pathway leading to the entrance porch and into the living room. This welcoming space features a brick fireplace with inset wood burning stove and enjoys views to the front over the green. A doorway leads through to the kitchen, fitted with a range of base and wall mounted cupboards and overlooking the rear garden.

To the rear of the cottage, a hallway with useful understairs storage provides access to a side entrance door and a wet room fitted with WC, wall-mounted wash basin and floor drain shower.

On the first floor, the landing window provides additional natural light and leads to three bedrooms. The principal bedroom overlooks the village green and benefits from both double glazing and secondary glazed windows. A connecting door leads through to the third bedroom, while the second and third bedrooms both enjoy views over the rear garden.

Outside, the rear garden is of a generous proportion offering excellent potential for landscaping and improvement.

An excellent opportunity to acquire a freehold semi detached cottage with potential to create an appealing family home.

## TENURE

Freehold

## OUTGOINGS

Council Tax band currently A

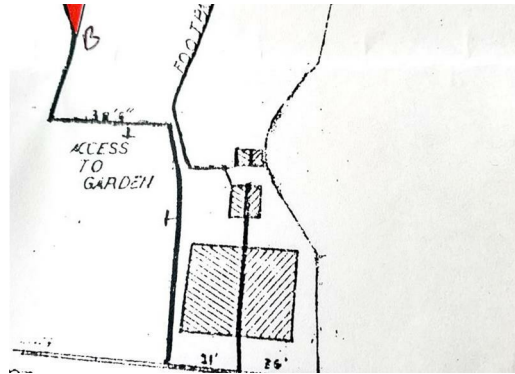
## SERVICES

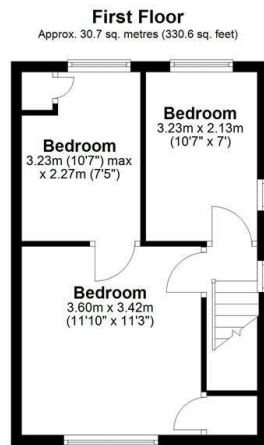
Mains electricity and water, drainage

## VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 21119/RDB.







Total area: approx. 68.1 sq. metres (732.6 sq. feet)



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)