



Seven Hills Cottages, Ingham, Bury St. Edmunds, Suffolk, IP31 1PL

MARK · EWIN
BURY ST EDMUNDS

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NO ONWARD CHAIN. This charming three-bedroom semi-detached house offers picturesque views of the surrounding fields.

The ground floor boasts an entrance hall leading to a sitting and dining room featuring brick fireplaces and characterful beams, a well-appointed kitchen, a convenient utility room, a shower room, and an additional reception room with garden access.

Upstairs, there are three bedrooms with the master bedroom featuring built-in cupboards, while a family bathroom completes the upstairs accommodation.

Outside, the property is surrounded by beautifully landscaped gardens featuring lawned areas and a variety of flowers, shrubs, and trees. A gravel driveway at the front provides ample off-road parking.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: D

Services: Mains Electric and Water. Drainage is via a septic tank and the heating system is LPG plus electric underfloor heating in the reception room.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds along the A134 towards Thetford, the property can be found on the left hand side marked by our For Sale Board.

Location

The popular village of Ingham offers a church, post office, village stores and public house The Cadogan Arms. Thetford Forest lies a few miles to the north east. The village is situated approximately 6 miles from the historic market town of Bury St Edmunds which provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stanstead Airport via the A11/M11.

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Accommodation:

Entrance Hall 5' 11" x 4' 8" (1.81m x 1.43m)

Sitting Room 13' 6" x 12' 2" (4.11m x 3.71m)

Dining Room 13' 7" x 10' 0" (4.14m x 3.05m)

Kitchen 15' 0" x 15' 9" (4.58m reducing to 3.41m x 4.80m)

Reception Room 21' 9" x 18' 4" (6.64m x 5.58m reducing to 3.53m)

Shower Room 9' 0" x 4' 11" (2.74m x 1.51m)

Utility Room 6' 0" x 9' 8" (1.84m x 2.95m)

Landing 13' 9" x 5' 5" (4.19m x 1.66m)

Bedroom One 15' 3" x 12' 7" (4.64m x 3.84m)

Bedroom Two 12' 6" x 12' 2" (3.80m x 3.70m)

Bedroom Three 10' 0" x 8' 2" (3.04m x 2.50m)

Bathroom 8' 8" x 9' 1" (2.64m x 2.77m)

Rear Garden

Driveway

Additional Information:

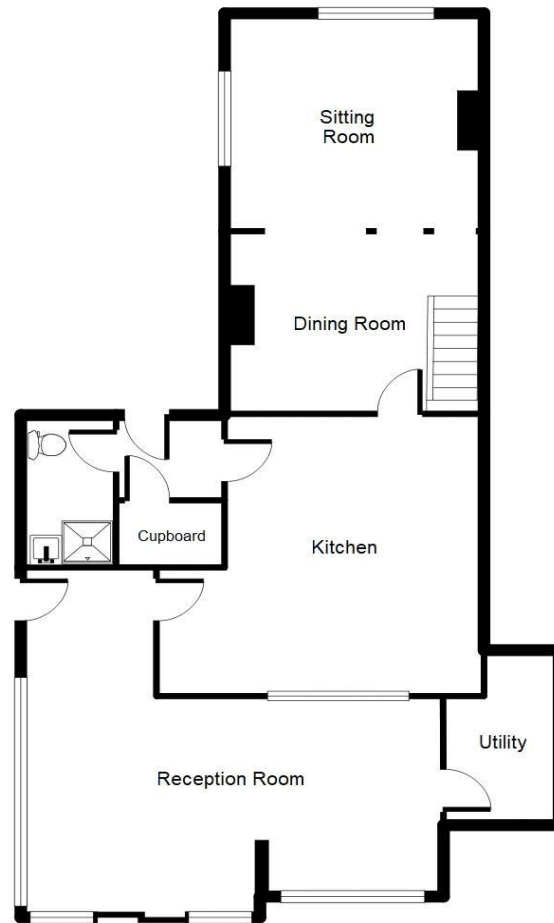
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Offers Over £375,000
Freehold





For identification only -Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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