



The Cottage, Church Road, Honington, Bury St. Edmunds, Suffolk, IP31 1RG

MARK · EWIN
BURY ST EDMUNDS

Offered For Sale with No Onward Chain is this charming, two double bedroom, period cottage with off-road parking, located in the village of Honington.

The attractive façade gives way to the sitting / dining room, this good size room reaches across the front of the property with fireplaces found at either end of the room.

The hallway gives access to the utility room, the utility room offers a base and eye level unit with sink and space for a washing machine, the ground floor shower room follows.

The kitchen offers a range of white wall and base level units, butler sink and an integrated oven and hob with extractor over, French doors from the kitchen lead to the garden. From the hallway stairs rise to the first floor, with useful under stairs cupboard.

The first floor offers two doubled bedrooms and a bathroom, the bathroom offering a white suite with attractive roll top bath.

Outside, the front garden is laid to gravel with pathway leading to the side of the property, where a paved patio can be found and access to the hallway.

The rear garden offers a paved patio area, steps lead to the garden being laid to gravel with interspersed planting and a further patio area, the garden offers a garden shed and there is a rear gated access leading to the parking area.

A shared driveway leads alongside the property leading to the rear parking area, where the property has the benefit of two allocated spaces.



Directions

Head out of Bury St Edmunds on the A143 passing through the village of Great Barton. Upon reaching the village of Ixworth at the first roundabout go straight over and at the second roundabout take a left onto the A1088 towards Ixworth Thorpe. Continue on this road and when entering the village of Sapiston take the second right into Sapiston Road and right again into Church Road where the property can be located on the left hand side.

Location

Honington is a small village approximately 10 miles from Bury St Edmunds and 6 miles from Thetford. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall

Sitting Room / Dining Room 11' 9" x 23' 11" (3.58m x 7.30m)

Utility 8' 8" x 6' 8" (2.64m x 2.04m)

Shower Room 8' 7" x 3' 3" (2.62m x 0.98m)

Kitchen 11' 10" x 9' 11" (3.61m x 3.01m)

First Floor Landing

Bedroom One 11' 9" x 11' 10" (3.59m x 3.61m)

Bedroom Two 11' 0" x 8' 9" (3.35m x 2.66m)

Bathroom 10' 6" max x 3' 0" min x 9' 11" max x 5' 1" min
(3.21m x 3.02m)

Outside

Off Road Parking

Low Maintenance Rear Garden

Additional Information:

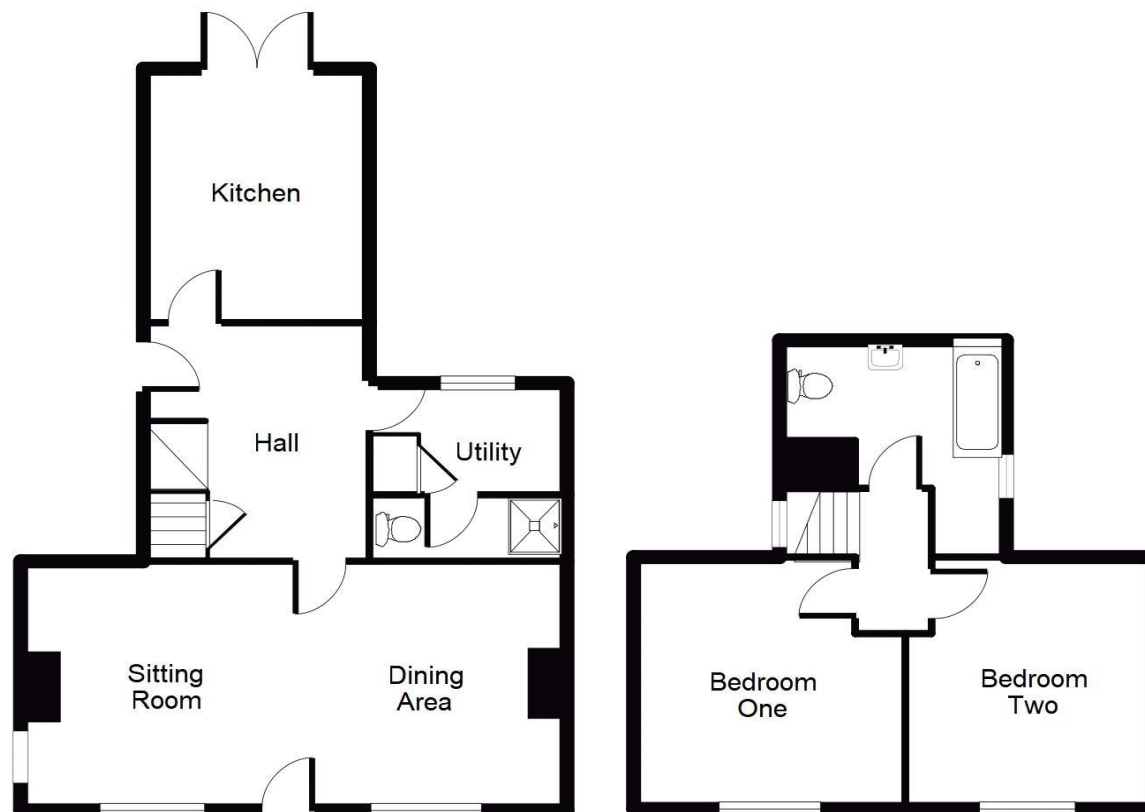
Council Tax Band: D

EPC Rating: TBC

Tenure: Freehold



Guide Price £290,000
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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