

DAVID
BURR



The Hill Cottage

Poslingford, Suffolk

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The Street, Poslingford, Suffolk CO10 8RA

A charming period three bedroom cottage with a range of original features, off-road parking and generous rear gardens. The property is in need of some cosmetic renovation.



- Charming three bedroom period cottage
- Off-road parking
- Generous rear gardens
- In need of cosmetic renovation

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INTERIOR

ENTRANCE via Porch leading into the LIVING/DINING ROOM with exposed beams, feature brick fireplace and staircase rising to the first floor. Doors off lead to KITCHEN comprising a range of wall and base units under worktop with a 1.5 stainless steel sink. Integrated appliances include a four ring electric induction hob and eye-level double oven. Space and plumbing for a washing machine, tumble drier, under counter/fridge freezer. Window to the front aspect. Door opening to the rear. Partly tiled walls. SHOWER ROOM with level access shower, WC and wash hand basin. OFFICE with window to the rear and door leading out to the garden. BEDROOM 3 with window to the front aspect.

FIRST FLOOR

LANDING with doors off to BEDROOM 1 a double bedroom with window to the front aspect. BEDROOM 2 with window to the front aspect.



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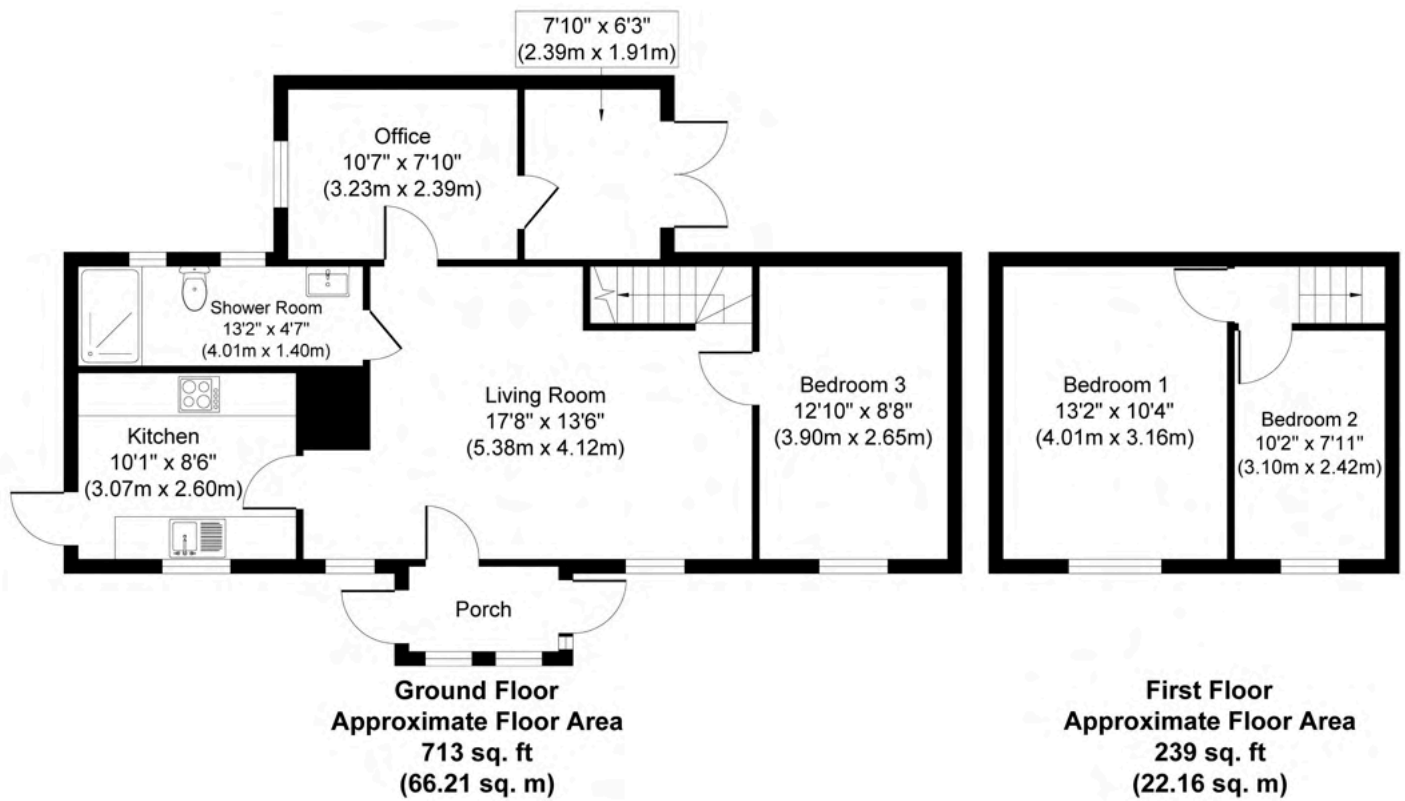
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EXTERIOR

The front garden is accessed via a set of steps with handrail leading to a gated access with mature bordered hedging. A pathway provides access to the side of the property and leads through to the gardens to the rear. The gardens are mainly laid to lawn with mature shrub borders and bordered fencing on all sides. Off-road parking for multiple vehicles.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Poslingford, Suffolk

Poslingford is a pretty village situated approximately 2 miles north of the market town of Clare. The area is predominantly surrounded by countryside and farmland and the town of Clare itself offers a number of facilities including shops, Doctors surgery, public transport facilities and many recreational facilities. The market town of Sudbury with its comprehensive facilities including a commuter rail link to London Liverpool Street is approximately 9 miles east.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: D. £2,243.00 per annum.

PROPERTY POSTCODE: CO10 8RA.

TENURE: Freehold.

CONSTRUCTION TYPE: Timberframe.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 66 mpbs download, up to 16 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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