



I Depperhaugh Cottage  
Chickering Road | Hoxne | IP21 5BT  
Price Guide £200,000

twgaze



# I Depperhaugh

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IP21 5BT  
Price Guide £200,000

Three bedroom semi-detached cottage set in approx. 0.3 acre in a lovely rural setting and with the benefit with plenty of off-road parking. The property has been well maintained as a rental property and now comes to the market with no onward chain.

- Three Bedroom cottage
- On the edge of popular village with amenities
- Off road parking
- Diss train station is 6 miles away and has half hourly trains to Norwich, Ipswich and London Liverpool St.
- Generous plot of 0.3 acres
- Character property
- No onward chain
- Please note, No.2 Depperhaugh Cottage is currently For sale for £250,000 by the same sellers.

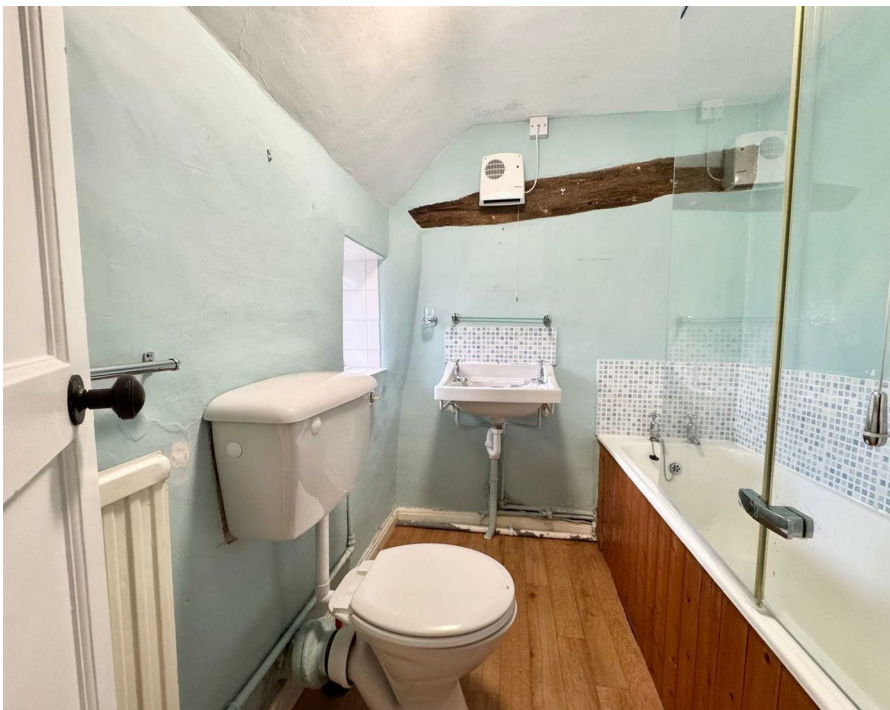
## Full Description

### Location

This property is set within the wonderful north Suffolk countryside around a mile or so to the south of the village of Hoxne where there is a village shop , pub and fine church. The larger village of Stradbroke is just under 2 miles away and has a leisure centre with pool, a small selection of shops, doctors surgery and schools. The small town of Eye is around 5 miles away to the west and caters for everyday needs, with a doctors surgery, dentist, a range of shops, pubs and schooling to sixth form level.







### Property

A pretty three bedroom semi-detached cottage set within a large garden with timber garage and plenty of off-road parking. The property has been well maintained as a rental property and some period features have been retained. It is now offering the opportunity to upgrade and enhance the current configuration. The layout comprises of an entrance hall, two generous receptions, kitchen with some fitted units, Upstairs there are 3 bedrooms and the bathroom.

### Outside

The plot extends to 0.31 acres sts and is mainly laid to lawn with useful brick built wood store and shed. There is a vegetable patch with various raised beds and a greenhouse. The property also benefits from a timber garage.

### Services

Mains water and electricity. Oil central heating, Shared private drainage.

### Agent note:

A survey has been carried out on the property which has highlighted signs of past movement. Please contact the sales office for further information.

There is a flying freehold.

### How to get there

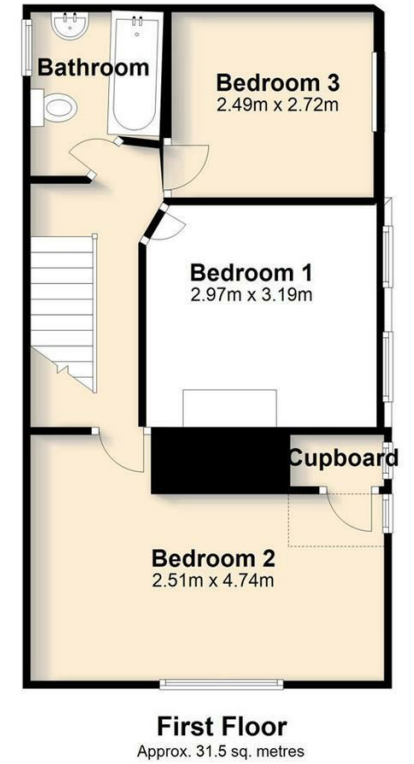
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### Viewing

Strictly by appointment with TW Gaze

### Freehold

Council Tax Band : C



Total area: approx. 78.0 sq. metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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