



Rectory Hill | Rickingham | IP22 1EH

Price Guide £250,000

twgaze

Rectory Hill | Rickinghall | IP22 1EH Price Guide £250,000

Character cottage within the popular Suffolk village of Rickinghall. Short walk to amenities, including a Co-op supermarket. 3 bedrooms, 2 reception rooms. Driveway. Front and rear gardens. No onward chain.

- Price Guide £250,000 - £260,000
- 3 bedrooms
- Driveway
- No onward chain
- Character cottage within popular village
- Front and rear gardens
- Short walk to amenities and Co-op supermarket

Location

Found in the popular and well served Suffolk village of Rickinghall, Corner Cottage is located on the junction with Rectory Hill and just a short walk from a Co-op supermarket in neighbouring Botesdale. The villages link to each other and are a fine example of a quintessential Suffolk village, both with a mix of character and period properties which run through from one end to the other. Combined, the villages have all the facilities you would expect, including a health centre, public houses, primary schooling and churches. The location is ideal for commuting to Diss and Bury St Edmunds, as the A143 can be joined at the end of the village.





The Property

Original features are plentiful within the cottage, from an open working fireplace, and original internal doors, to wood flooring and even a cellar below part of the sitting room, there is intrigue for every character cottage lover out there! The cottage has 3 bedrooms off the first floor landing (one bedroom accessed off another) and with the property having been extended in more recent years, a kitchen and bathroom can be found on the ground floor.

Outside

The driveway entrance from the highway opens onto the property. There is a front 'cottage style' garden with a store shed, lawn and path leading to the front entrance porch, lined with established flowers and shrubs.

The sellers are currently in the process of relinquishing an area of front garden, in exchange for acquiring a section of rear garden (outlined on the plan). Legal work relating to transferring this is underway, however, has not yet been concluded with Land Registry. All associated costs are being covered by the seller.

Services: Mains water, drainage and electricity. Electric storage heating.

How to get there: [What3words://lasted.campsites.blossom](https://www.what3words.com/lasted.campsites.blossom)

Viewing: By appointment with TW Gaze

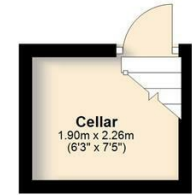
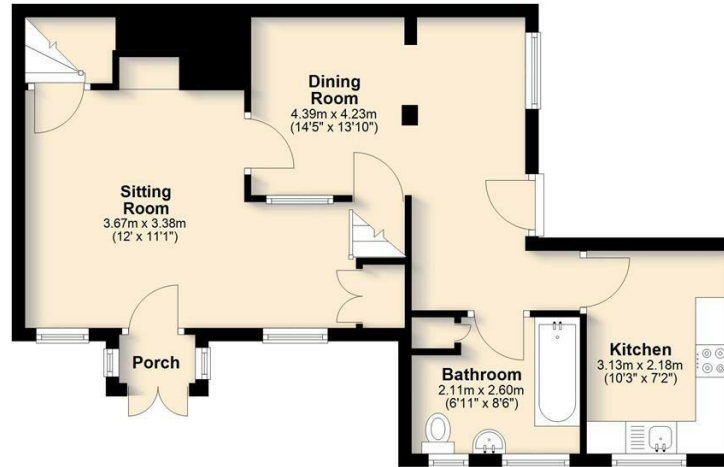
Freehold

Council Tax: C (Mid Suffolk)

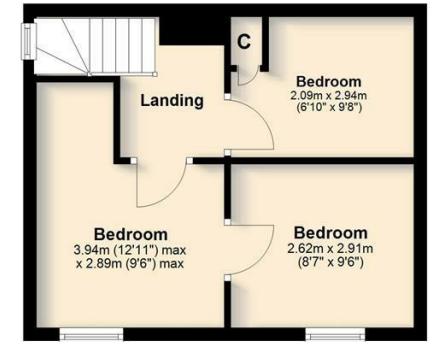
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/19864/RM



Cellar
 Approx. 4.3 sq. metres (46.2 sq. feet)



Total area: approx. 91.4 sq. metres (983.4 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | | |
| (91-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | 64 |
| (11-28) F | | 42 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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