



Wheatfields | Rickinghall | IP22 1EN  
Guide Price £199,000

twgaze

# Wheatfields | Rickinghall | IP22 1EN Guide Price £199,000

A 1980's mid terrace 2 bedroom house, with single garage en-bloc. UPVC windows and doors and electric heating. to be sold subject to an Assured Shorthold Tenancy dated June 2016 at £700 per calendar month.

- 2 bed mid terrace house
- Popular village with shop
- school and doctors
- Terraced rear garden with patio area
- Garage and off road parking
- pubs
- UPVC windows and doors
- Currently let at £700 pcm

## Full Description

### Location

Rickinghall is joined to the village of Botesdale, and host a surprising range of local amenities including a primary school, health centre, dentist, local supermarket, public houses and take-away food outlets. Schooling to sixth form level is available at the outstanding Ofsted rated Hartismere High School in Eye (5 miles). The historic town of Bury St Edmunds lies around 15 miles south west with access to the A14 connecting to Cambridge and the Midlands beyond. The market town of Diss (7 miles) has a train station providing regular and direct intercity rail access to Norwich, Ipswich and





London Liverpool Street. The town provides extensive local and national shopping and a wide range of social and leisure amenities. The countryside and quiet lanes surrounding Botesdale and Rickinghall are ideal for walkers and cyclists.

#### Property

A 1980's mid terrace 2 bedroom house, 1 double and a single, fitted kitchen and bathroom with a shower over the bath and a single garage en bloc, which can be accessed from the rear garden via an alley way. The property has been well maintained and is being offered for sale subject to an Assured Shorthold Tenancy Agreement dated June 2016 at £700 per calendar month.

#### Outside

From the front the property is accessed via a footpath across a communal green area, and to the rear is a small terraced garden with paved patio area.

#### Services

Mains water, drainage and electricity are connected to the property. Night storage heaters provide heating.

#### How to get there

What3words///wriggled.anguished.trash

#### Viewing

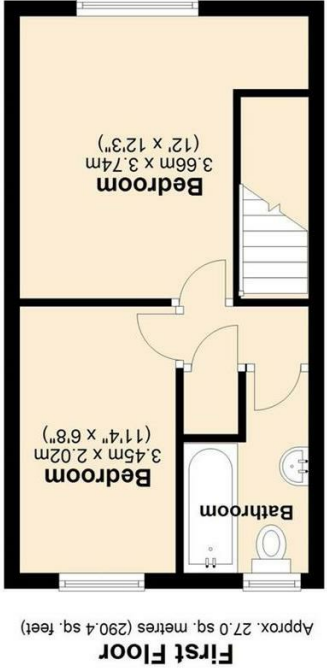
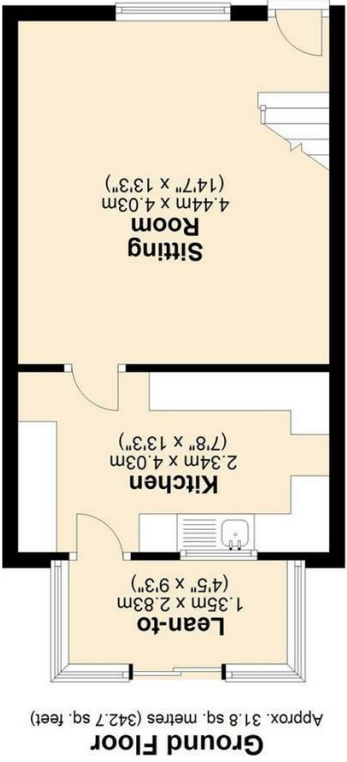
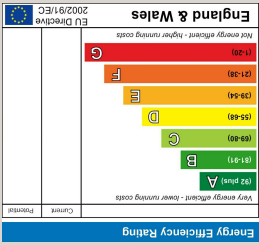
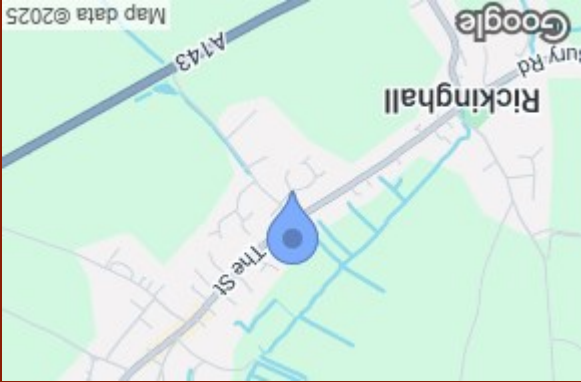
Strictly by appointment with TW Gaze

#### Tenure

Freehold

Council Tax Band :B

EPC Rating : C



Total area: approx. 58.8 sq. metres (633.1 sq. feet)

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