



19 Wheatfields
Rickinghall
IP22 1EN

Guide Price: £199,000





- 2 bed mid terrace house
- Garage and off-road parking
- Popular village with shop, pubs, school and doctors
- Subject to an Assured Shorthold
- Tenancy dated June 2016 at £700 pcm

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 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](https://www.what3words.com/wriggled.anguished.trash)

Viewing

by appointment with TW Gaze

Tenure: Freehold

Ref: 2/19726/CC


Council Tax Band : B

Important Notice

TW Gaze for themselves and for their Client give notice that:-

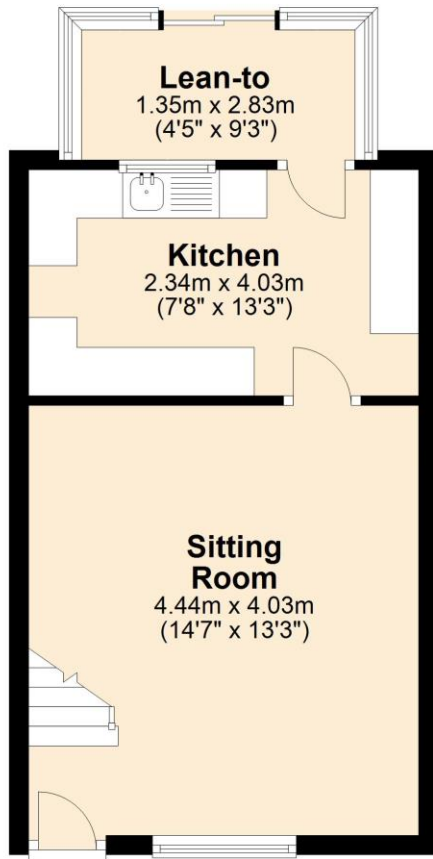
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

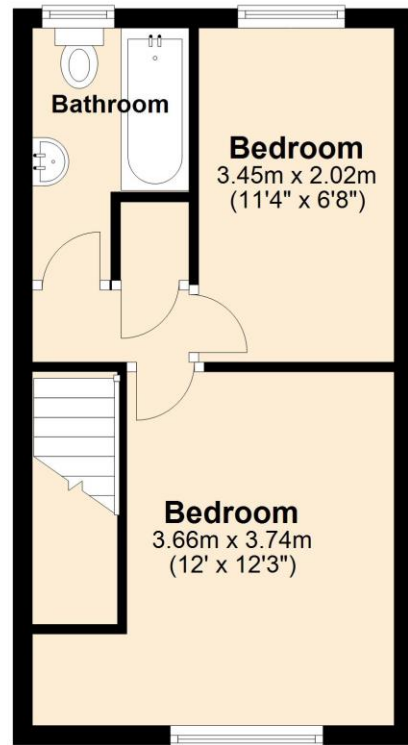
Ground Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.4 sq. feet)



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

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