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## 7a Rockalls Road, Polstead, CO6 5AR

### £240,000

- Sought After Location
- Two Double Bedrooms
- Lawned Gardens
- Living Room with Wood Flooring
- Offered "Chain Free"
- Driveway Providing Parking
- Smart Fitted kitchen
- Shower Room

#### About the property

A two double bedroom end of terraced property located in the heart of this much sought after village. The property is also offered for sale "chain free" and includes a driveway with off road parking for two cars and a lawned garden. The living space downstairs includes a smart fitted kitchen with built in oven, hob and dishwasher and a living room with dual aspect windows and wood flooring. Upstairs, there are two bedrooms and a shower room.

#### Outside

The property occupies a corner plot position with the lawned garden to the front and side. There is a driveway with space for two vehicles.

#### Useful info

All mains services are connected with the heating being oil fired via radiators (not tested by the agents). Currently a band "A" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///unclaimed.clockwork.bespoke](#). Broadband download speed up to 59 mbps and upload speed 11 mbps (Source Ofcom). Mobile network indoor coverage likely on O2, limited on EE and Vodafone and no service on Three. Outdoor coverage likely on all four networks (Source Ofcom).

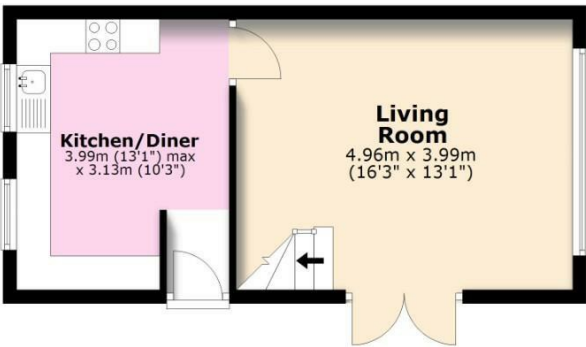




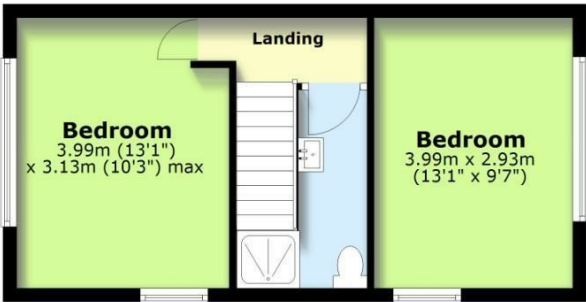


Floor Plan

Ground Floor

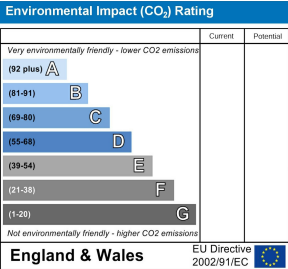
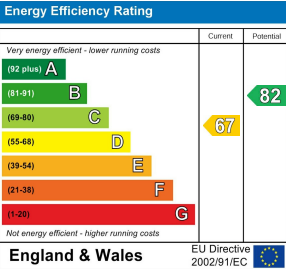


First Floor



Total area: approx. 65.4 sq. metres (703.6 sq. feet)  
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.  
Plan produced using PlanUp.

EPC



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