



The Street, Freckenham, IP28 8HZ

CHEFFINS

The Street

Freckenham,
IP28 8HZ

- Detached Period Property
- 2 Bedrooms
- Character Features
- Private Low Maintenance Garden
- Ample Off-Road Parking
- Corner Plot Location
- Excellent Transport Links

A charming 2 bedroom period detached cottage, ideally situated in the heart of the picturesque village of Freckenham. The accommodation comprises a spacious open plan living/dining room featuring an inglenook fireplace, a fitted kitchen, a ground floor bathroom and two well-proportioned double bedrooms. Outside, the property benefits from a private, low maintenance garden with a driveway to the side and rear providing ample off-road parking.



Guide Price £275,000





LOCATION

FRECKENHAM is a sought after village conveniently situated 6 miles north of Newmarket, 16 miles north east of Cambridge and 16 miles North West of Bury St. Edmunds. Amenities include a public house, a village hall & a Church. Fordham & Isleham (3 miles) have more extensive facilities including a primary school and a range of shops.

OPEN PLAN LIVING/DINING ROOM

An open plan room with character features including exposed wall and ceiling timbers, an Inglenook fireplace with brick surround, stairs leading up to the first floor, front entrance door and 2 windows to the front aspect.

KITCHEN

A dual aspect room with windows to both side aspects with a range of cupboards with work surfaces over, ceramic sink and drainer, space for fridge/freezer, space and plumbing for washing machine and dishwasher, space for LPG fired Range cooker, tiled splashbacks, glazed door into the garden and a further door to the side aspect.

BATHROOM

with a side panelled bath, pedestal wash hand basin, low level WC, storage cupboard, window to the rear aspect.

FIRST FLOOR

LANDING

with an airing cupboard.

BEDROOM 1

A dual aspect room with windows to the front and rear aspects.

BEDROOM 2

A double bedroom with a window to the front aspect.

OUTSIDE

The landscaped low maintenance garden is mainly laid to paving with a decked seating area and artificial turf.

To the side of the property is a gated gravel driveway providing ample parking for at least 2 vehicles and benefits from a large timber built storage shed and gated access into the garden.

The property also features a further parking space to the rear accessed via a gate at the other side. Please note the neighbouring property has a right of way across this driveway.

Sales Agents Notes

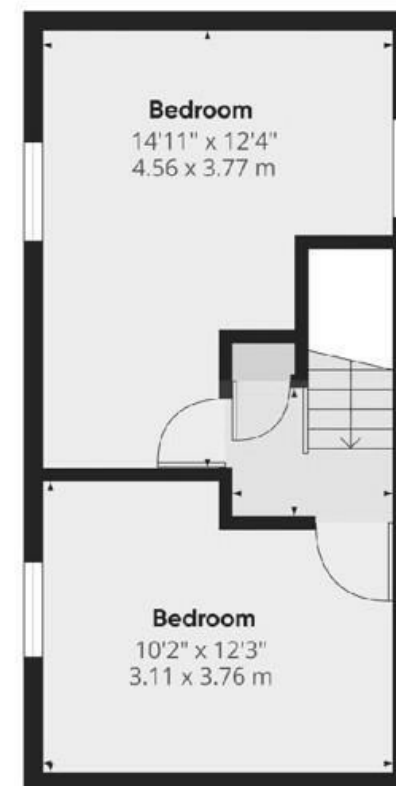
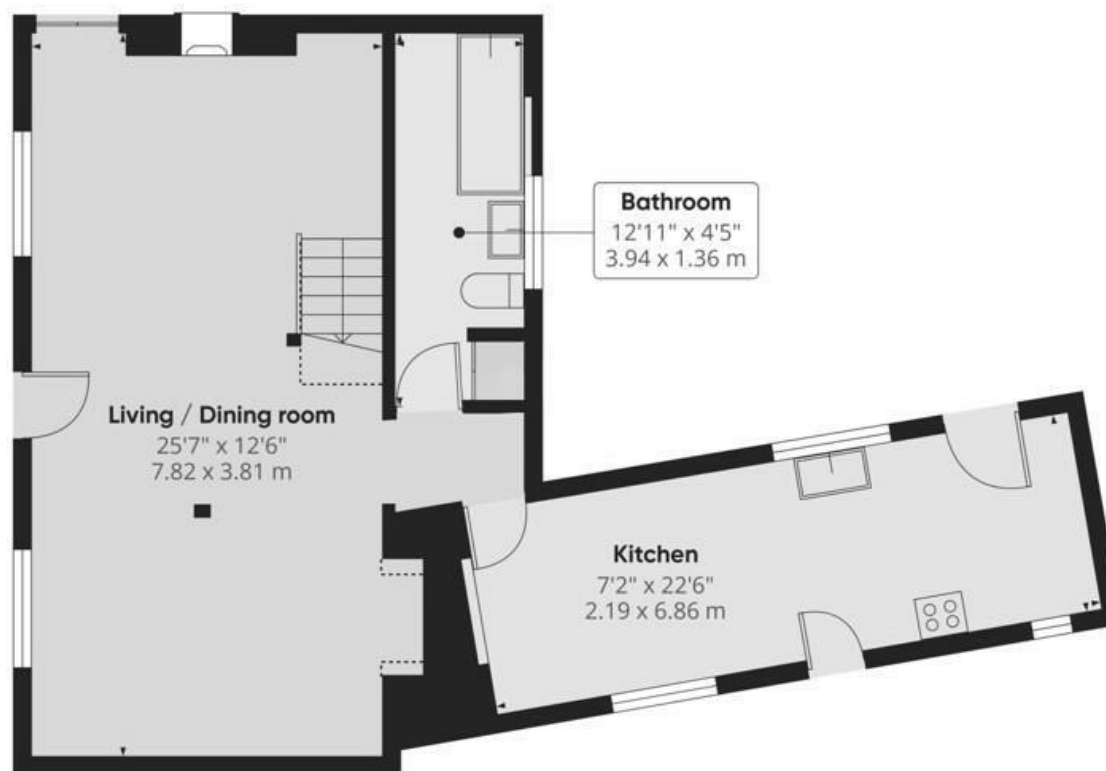
Please note the property is of brick and timber frame construction.

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Internal Area:
839 sq ft - 78 sq m

These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Guide Price £275,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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