



Marigold Cottage
Poslingford, Suffolk

**DAVID
BURR**

Marigold Cottage, The Street, Poslingford, Sudbury, Suffolk CO10 8RA

Poslingford is a pretty village situated approximately 2 miles north of the market town of Clare. The area is predominantly surrounded by countryside and farmland and the town of Clare itself offers a number of facilities including shops, Doctors surgery, public transport facilities and many recreational facilities. The market town of Sudbury with its comprehensive facilities including a commuter rail link to London Liverpool Street is approximately 9 miles east.

This charming cottage is situated in a quiet village location convenient for countryside walks and nearby amenities in Clare. The property offers tastefully presented living accommodation with an open plan living area and further benefits from a parking space and south facing rear garden.

A charming Grade II Listed cottage with parking space and south facing garden.

Entrance into:

ENTRANCE LOBBY With brick floor.

SITTING ROOM A lovely light room featuring a wood burning stove set upon a brick hearth with storage cupboard to the side, exposed beams and stairs to the first floor. Open plan to the:

KITCHEN Fitted with a range of units under worktops with a sink and drainer inset. Appliances include an electric oven with 4 ring hob, space for a fridge and freezer and plumbing for a washing machine

BATHROOM Fitted with a white WC, wash basin and bath with shower over.

First Floor

BEDROOM 1 A light and spacious room with exposed timbers, storage cupboard in the eaves and outlook over the rear garden.

BEDROOM 2 Outlook over the rear garden.

Outside

The property is situated in a quiet tucked away location approached by a gravel driveway with one parking space to the front for a small car. The rear garden enjoys a southerly aspect with the lawn surrounded by mature shrubs creating a private and tranquil seating area.

TENURE: Freehold.

SERVICES: Main drains, water, electricity, electric radiators, immersion hot water.

NOTE: None of the services have been tested by the agent.

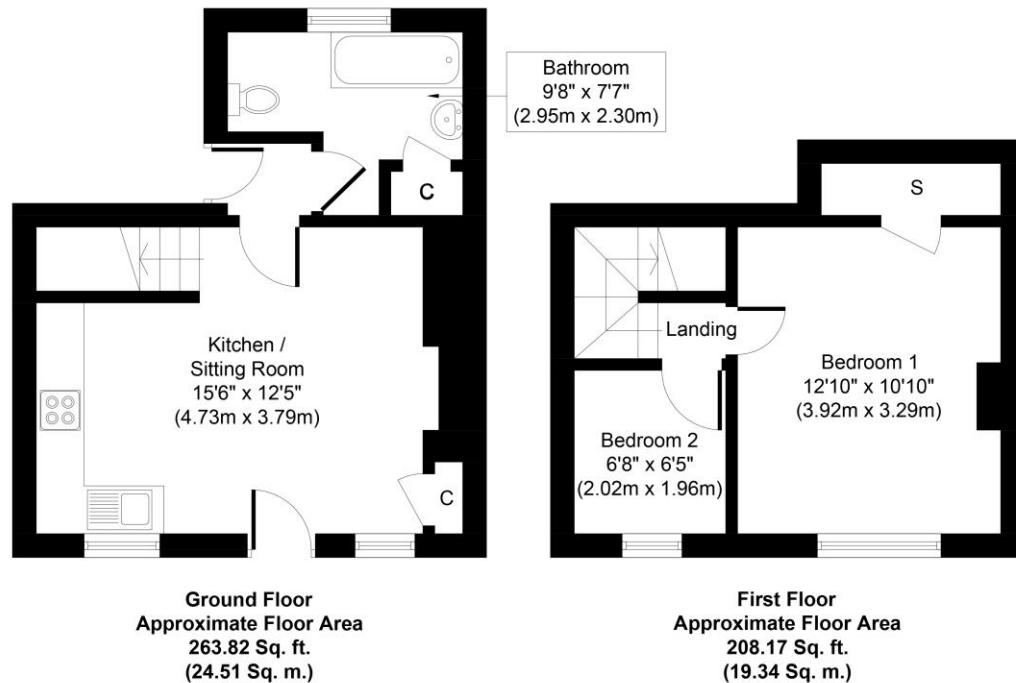
LOCAL AUTHORITY: West Suffolk Council.
Council Tax Band: B. £1,551.95 per annum.

EPC RATING: F.

VIEWING: Strictly by appointment through David Burr – 01787 277811.

Marigold Cottage, The Street, Poslingford, Sudbury, Suffolk CO10 8RA

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2022 | www.houseviz.com

