



Meadowview
Rickingham, Suffolk

**DAVID
BURR**

Meadowview, The Street, Rickingham, Suffolk, IP22 1EG

Rickingham is a picturesque Suffolk village closely linked by a short walk to the adjoining village of Botesdale. The villages boast a range of amenities and facilities including public houses, post office, newsagents, local shop, an excellent health care centre and sought-after schools. The close by town of Diss is 7 miles and has a comprehensive range of facilities and commuter rail link to London's Liverpool Street Station. The village is served by the A143 to the South providing access to the Cathedral town of Bury St Edmunds, A14 and the east coast.

A charming terrace cottage that has undergone extensive refurbishment in recent years. The property is located towards the centre of this highly favoured area and within close proximity of all its amenities.

A splendid terrace cottage located towards the centre of this highly favoured Suffolk village and close to all amenities.

Part glazed entrance door opening to:

SITTING ROOM: 12'3 x 11'4 (3.74m x 3.45m). A wonderfully light room with remaining chimney stack, exposed timbers and offering views to the front. Staircase rising to the first floor. Oak flooring and door opening to:

KITCHEN: 12' x 8'6 (3.66m x 2.59m). A recently fitted kitchen with modern matching wall and base units under work preparation surfaces incorporating a sink unit with single drainer and mixer tap over. Further integrated appliances include four ring electric hob with extractor hood over and oven beneath. Spaces for dishwasher and fridge-freezer. Oak flooring runs throughout this area. External door providing access to the rear terrace.

First Floor

LANDING: Providing access to:

BEDROOM 1: 11'3 x 9'3 (3.44m x 2.81m). A splendid room with views overlooking the front and built in storage cupboard.

BEDROOM 2: 8'5 x 7'3 (2.56m x 2.22m). With views over the rear terrace.

BATHROOM: A cleverly designed suite with enclosed panelled bath and shower over with tiled surround, WC and wash hand basin.

Outside

The rear garden is designed with low maintenance in mind and has a terrace area immediately abutting the rear of the property offering one the potential for alfresco dining. The remainder of the garden is separated into two tiers which are both predominately lawn all enclosed by panel fencing and wall to the rear.

ADDITIONAL INFORMATION:

TENURE:

A holding deposit of one week's rent will be required to process an application for a Tenancy.

One month's rent and 5 weeks security deposit will be payable prior to handover. A higher rent may be negotiated in return for permission to keep pets.

Fees may be charged for late payment of rent and mislaid keys.

SERVICES: Mains water and electricity and drainage are connected. Electric heating. NOTE: None of the services have been tested by the agent.

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LOCAL AUTHORITY: Mid Suffolk District Council

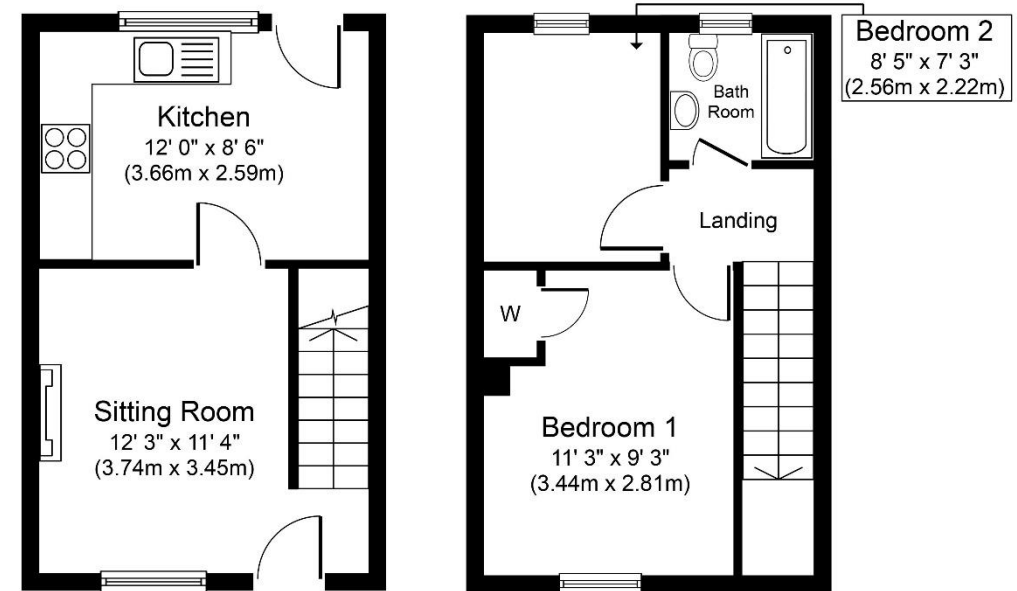
EPC RATING: E

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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Picture taken in 2019



Ground Floor
Approximate Floor Area
248 sq. ft.
(23.0 sq. m)

First Floor
Approximate Floor Area
248 sq. ft.
(23.0 sq. m)

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. 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.
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