



THE STREET, LITTLE THURLOW, HAVERHILL, SUFFOLK, CB9 7LA

- Cambridge - approx. 20 miles
- Newmarket - approx. 9 miles
- A11 - approx. 8 miles

Around 1,200 sq.ft of accommodation • Detached garage • Particularly spacious plot • Hugely popular village • Exciting renovation opportunity • Driveway parking • EPC rating G

DESCRIPTION

An exciting opportunity to acquire an abundantly charming two bedroom cottage with a particularly sizeable plot in the vastly popular village of Little Thurlow. There are no obvious signs of any structural defects, however the property requires extensive cosmetic investment.

Accommodation space within the property amounts to approximately 1,200 sq.ft with the ground floor consisting of a kitchen, sitting room and dining room. There is also a lean-to boot room situated at the back of the property accessed from the sitting room. The first floor offers a spacious landing at the rear of the property with a large window overlooking the garden. The landing provides access to two double bedrooms and a bathroom.

OUTSIDE

The property is approached via the driveway, positioned to the south side of the property offering off-road parking and access to the single garage. The rear garden is particularly large and predominantly laid to lawn.

AN EXCITING OPPORTUNITY TO ACQUIRE AN ABUNDANTLY CHARMING TWO BEDROOM COTTAGE WITH A PARTICULARLY SIZEABLE PLOT IN THE VASTLY POPULAR VILLAGE OF LITTLE THURLOW.



LOCATION

Great Thurlow and Little Thurlow are set in the rolling Suffolk countryside, yet still within easy commute to Cambridge, Haverhill, Bury St Edmunds and Newmarket. The villages benefit from the medieval Church of All Saints, numerous country walks and leisure pursuits. The nearest mainline train station is found in Dullingham, giving access to Cambridge, and London within 50 minutes, via Cambridge.

AGENTS NOTE

There is expected to be an overage clause placed on the rear garden but only with regards to any additional dwellings. The terms will be discussed and agreed between solicitors at the point of conveyancing, however, initially expected to be for 50% and lasting for 50 years.

ADDITIONAL INFORMATION

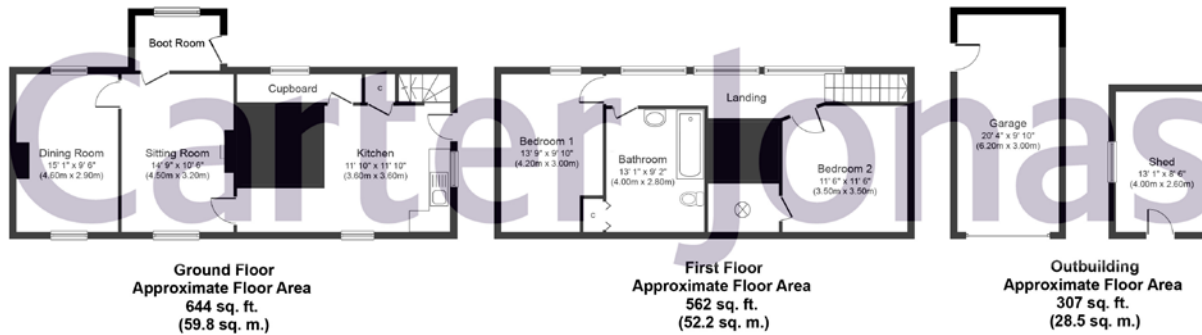
Tenure: Freehold

Services: Mains water, drainage and electricity. Note, there is a redundant central heating system.

Local Authority: West Suffolk District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		68
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	2	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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