



Flat 1 Plumbers Mews
Wickham Street, Suffolk CB8 8PB
Guide Price £120,000

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CASH BUYERS ONLY

An opportunity to acquire a capacious ground floor apartment forming part of this conversion of an historic Inn, offered for sale with the distinct advantage of no onward chain and set within the heart of the village.

This tastefully decorated property offers accommodation comprising an open plan sitting/dining/kitchen area, good size bedroom, shower room and large cellar area.

Externally offering cart lodge parking.

EPC (F)

Accommodation Details

Part glazed door to the side leading through to:

Sitting/Dining/Kitchen 17'7" x 16'1" (5.36m x 4.90m)

With window to the front aspect, wood effect flooring, stone feature fireplace to the side, wall lighting, room for dining table and chairs, access to kitchen area fitted with a matching range of base and eye level cupboards, granite work top surfaces over, brushed silver electrical fittings, inset stainless steel sink with mixer tap over, built

in oven, separate hob and extractor over, space and plumbing for washing machine, space for fridge/freezer.

Bedroom 15'9" x 11'7" (4.80m x 3.53m)

Dual aspect room with windows to the front and side aspects, exposed beam to ceiling.

Shower Room 11'6" x 4'10" (3.51m x 1.47m)

With suite comprising enclosed shower unit with rain head shower over, low level WC, hand wash basin set in vanity unit with

ample storage, part tile walls, wood tile effect flooring, extractor, window with obscured glass to the side aspect.

Outside

With access to:

Cart Lodge

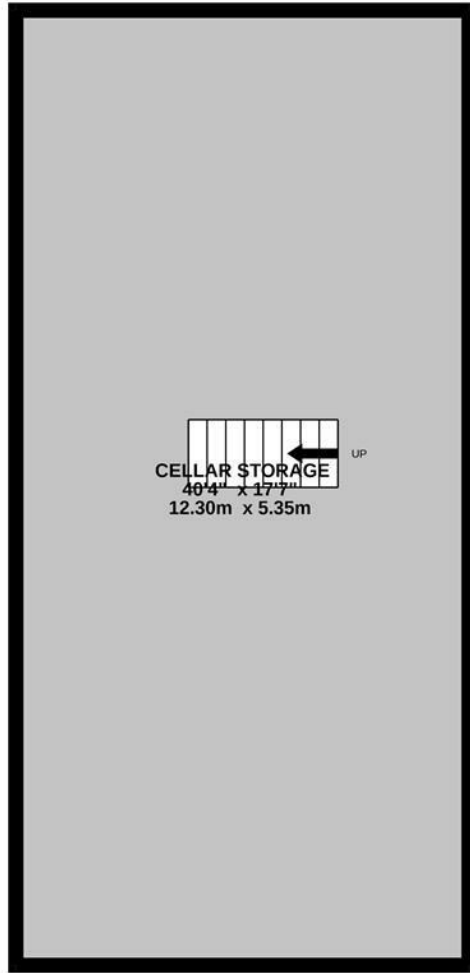
Brick walled carport with further parking in front laid to shingle.

Cellar 40'4" x 17'7" (12.29m x 5.36m)

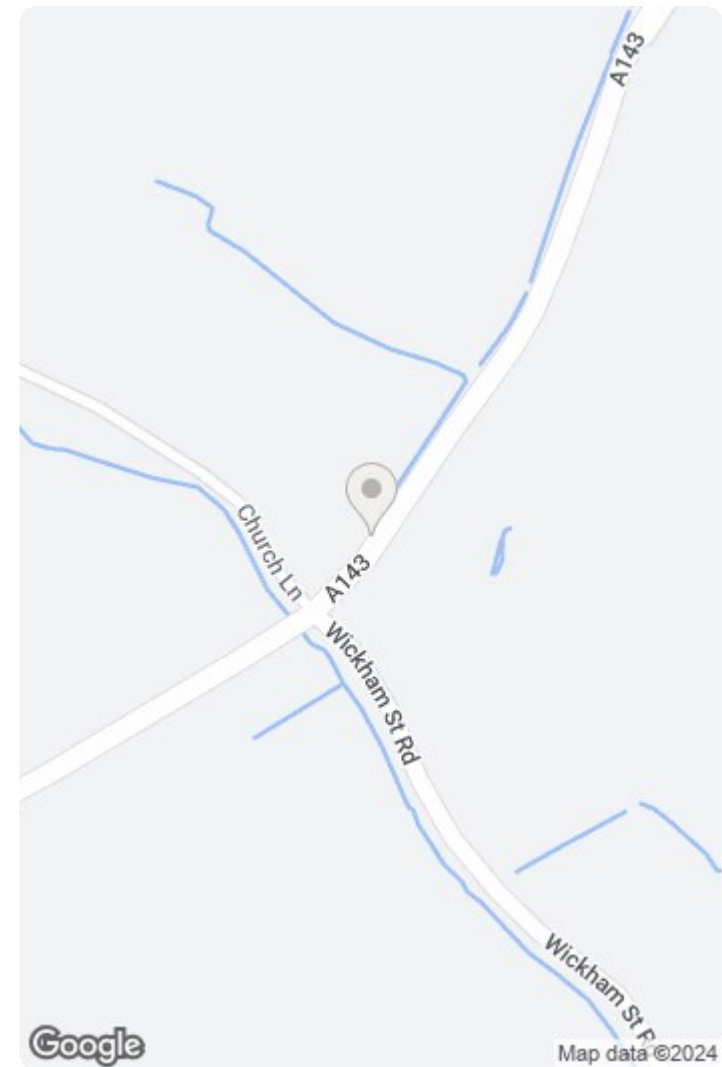
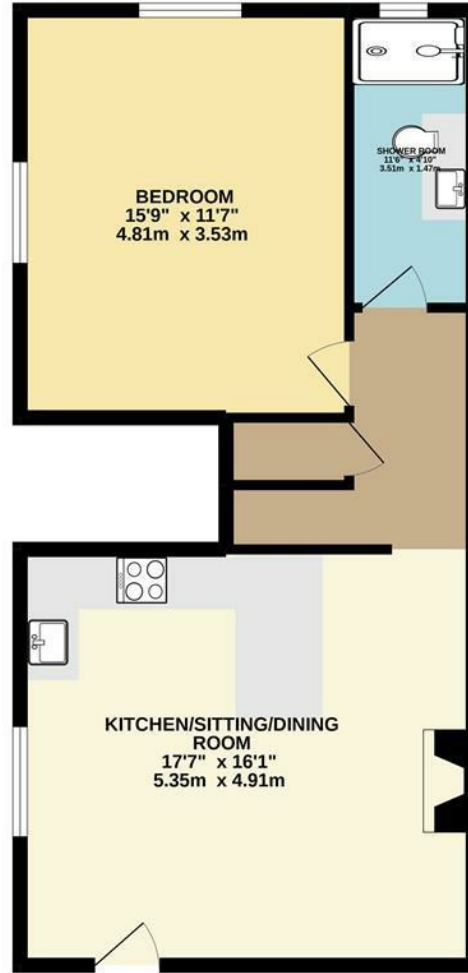
Suitable for storage.



BASEMENT
649 sq.ft. (60.3 sq.m.) approx.



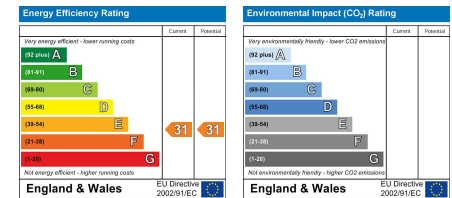
GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1250 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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