



Rectory Hill | Rickinghall | IP22 1EH

Asking Price £275,000

twgaze



# Corner Cottage

Rectory Hill |  
Rickingham | IP22 1EH  
Asking Price £275,000

Character cottage within popular Suffolk village. 3 bedrooms, 2 reception rooms. off street parking. gardens. No onward chain.

- Character cottage within popular village
- Features throughout
- Gardens
- No onward chain
- 3 bedrooms
- Off street parking
- Cellar

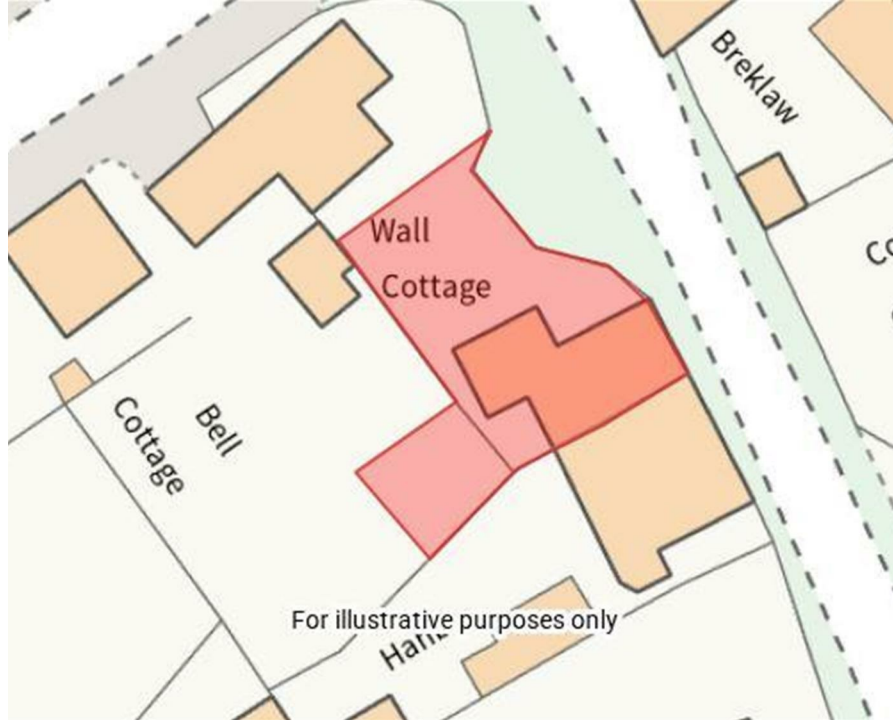
## Location

Found in the popular and well served Suffolk village of Rickingham, Corner Cottage is located on the junction with Rectory Hill and just a short walk from a Co-op supermarket in neighbouring Botesdale.

The villages link to each other and are a fine example of a quintessential suffolk village, both with a mix of character and period properties which run through from one end to the other. Combined, wth villages have all the facilities you would expect, including health centre, public houses, cafe, primary schooling and churches. The location is ideal for commuting to Diss and Bury St Edmunds, as the A143 can be joined at the end of the village.







## The Property

Original features are plentiful within the cottage, from an open working fireplace, and original internal doors, to wood flooring and even a cellar below part of the sitting room, there's intrigue for every character cottage lover out there! The cottage has 3 bedrooms off the first floor landing (one bedroom accessed off another) and with the property having been extended in more recent years, a kitchen and bathroom can be found on the ground floor.

## Outside.

Driveway entrance from the highway opens onto the property. There is a front 'cottage style' garden with store shed, lawn and path leading to front entrance porch lined with established flowers and shrubs.

The sellers are currently in the process of relinquishing an area of front garden, in exchange for acquiring a section of rear garden (outlined on the plan). Legal work relating to transferring this is underway, however, has not yet been concluded with Land Registry. All associated costs are being covered by the seller.

## Services

Mains water, drainage and electricity. Electric storage heating.

## How to get there

What3words:///lasted.campsites.blossom

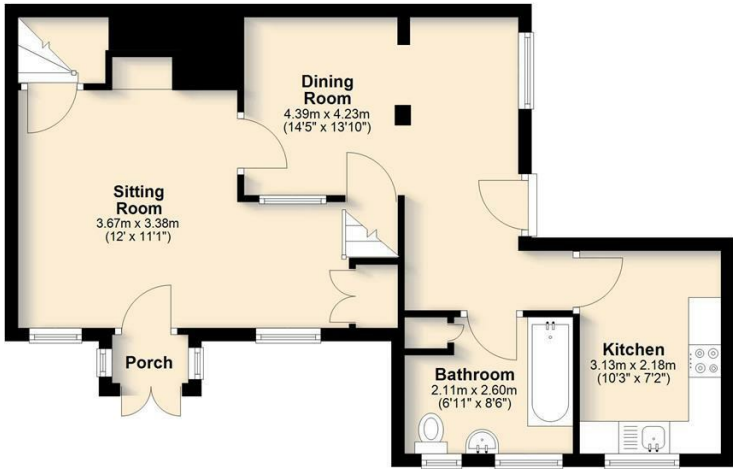
## Viewing

By appointment with TW Gaze

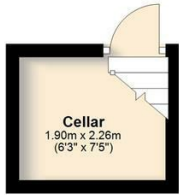
## Freehold

Council Tax: C (Mid Suffolk)

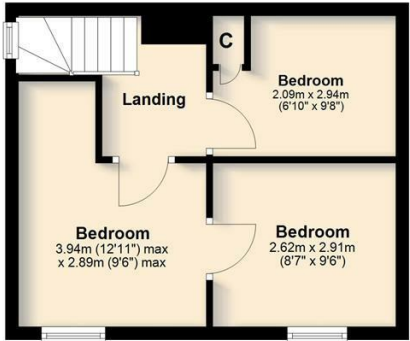
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Ground Floor  
Approx. 59.0 sq. metres (635.3 sq. feet)

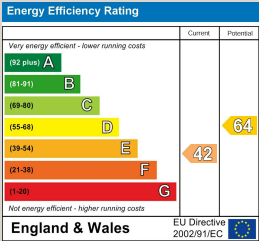


Cellar  
Approx. 4.3 sq. metres (46.2 sq. feet)



First Floor  
Approx. 28.0 sq. metres (301.8 sq. feet)

Total area: approx. 91.4 sq. metres (983.4 sq. feet)



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