



1 ANGEL ROW

CRATFIELD ROAD FRESSINGFIELD EYE, IP21 5QD



A charming 2 bedroom end-of-terrace cottage tucked away within the highly sought-after village of Fressingfield. It has a charming cottage garden and two parking spaces.

The property is a charming end-of-terrace cottage with rendered and painted elevations. It is located in a tucked away location along a no-through road and has parking for two cars to the front and a charming cottage garden.

The front door leads into the sitting room with two windows to the front and stairs to the first floor. There is a feature fire surround with electric fire (not tested). The sitting room opens to the dining room which has an opening to the kitchen. The kitchen is fitted with a range of wall and base units and space for the oven and plumbing for the washing machine. On the first floor there is a good-sized landing giving access to two double bedrooms to the front and a shower room. One of the bedrooms has a cupboard.

LOCATION

Fressingfield is a thriving village which is very popular due to its diverse range of amenities. It is home to the nationally renowned Fox & Goose restaurant, there are also a variety of social clubs, a local primary school and doctors surgery. Harleston is approximately 5 miles

and has an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. Diss is approximately 12 miles and has a mainline rail link to London, Liverpool Street in 90 minutes.

SERVICES

Electric heating. Mains water, electric and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk Council & Tax Band B

VIEWING

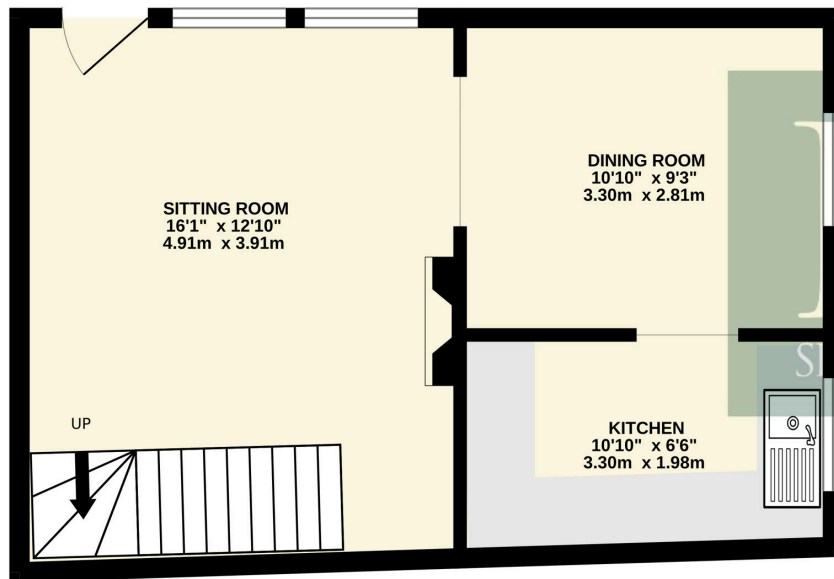
Viewing is strictly by arrangement with the vendors' agent Durrants, please contact to arrange.



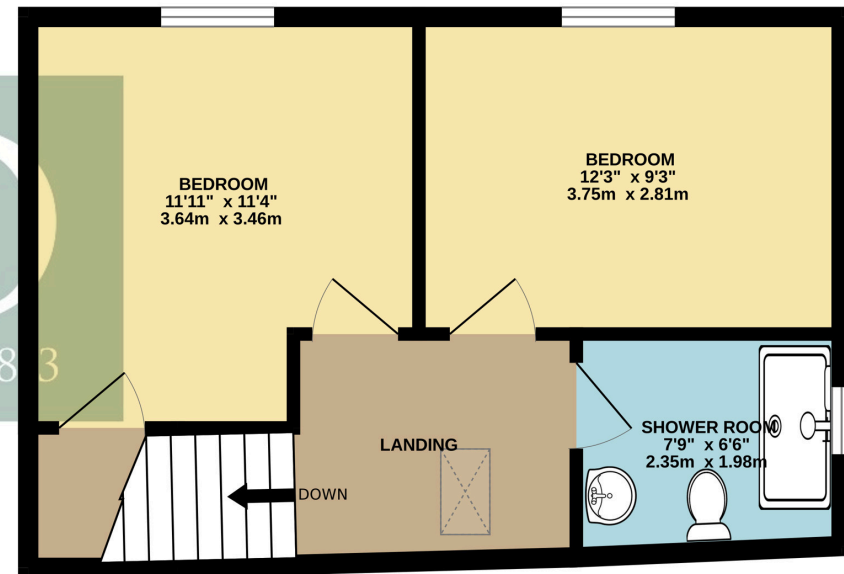


FLOOR PLAN

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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CONTACT US

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**
Email : harleston@durrants.com