

A pretty, two bedroom Victorian end of terrace cottage, located in the heart of the popular village of Yoxford, just a short drive from the Heritage Coast.

Guide Price
£165,000 Freehold
Ref: P7396/B

4 Hope Cottages
Yoxford
Suffolk
IP17 3HS



Sitting room, kitchen/dining room, ground floor bathroom.
Two first floor double bedrooms.
Enclosed garden to rear.
On-street parking.

Contact Us



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Location

4 Hope Cottage will be found in the high street in Yoxford, a highly desirable village with a village store, an assortment of antique shops and galleries, a primary school, tennis, bowls, cricket clubs and cafes. It is located adjacent to the A12 trunk road giving it easy access to the north and south as well as to the Heritage Coast, with the popular resorts of Aldeburgh (10 miles), Dunwich (6 miles), Walberswick (8 miles), Southwold (10.5 miles) and Snape (7.5 miles) all within a short drive. The nearby railway station at Darsham gives regular services to Ipswich and, in turn, onto London Liverpool Street Station. There is also a railway station at Saxmundham, (4 miles), and further facilities including Waitrose and Tesco supermarkets.

Description

4 Hope Cottage is a charming red brick Victorian end of terrace cottage located in the heart of the popular village of Yoxford. The accommodation is simple and comprises sitting room, kitchen/dining room with a range of basic wall and base units, a ground floor bathroom with panel bath basin and WC and on the first floor two double bedrooms. Internally the property benefits from gas fired central heating and UPVC double glazing but would now benefit with a light schedule of refurbishment and modernisation.

Outside

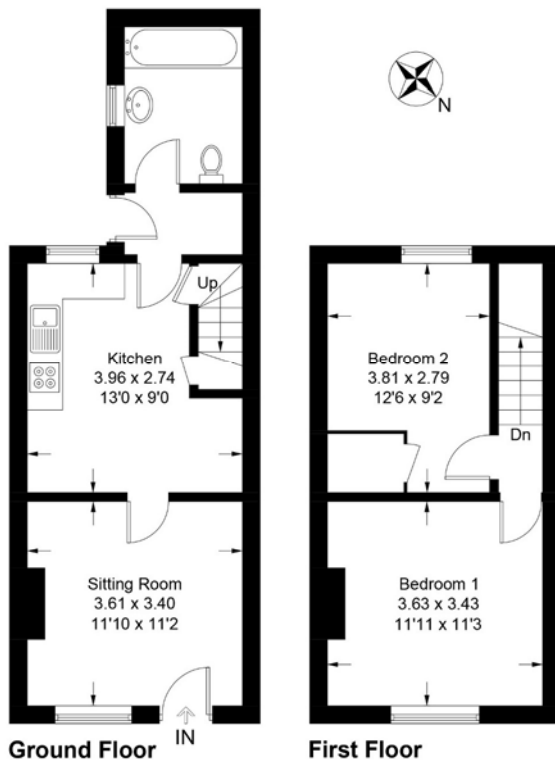
The property is approached from the highway where there is on street parking and to the rear there is an enclosed garden which is mainly laid to lawn enclosed by a red brick wall. It should be noted that there is a pedestrian right of way in favour of number 3 Hope Cottages across the rear of the property.





4 Hope Cottages, Yoxford

Approximate Gross Internal Area = 63.0 sq m / 678 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E (copy available from the agent)

Council Tax Band A; £1,382.91 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

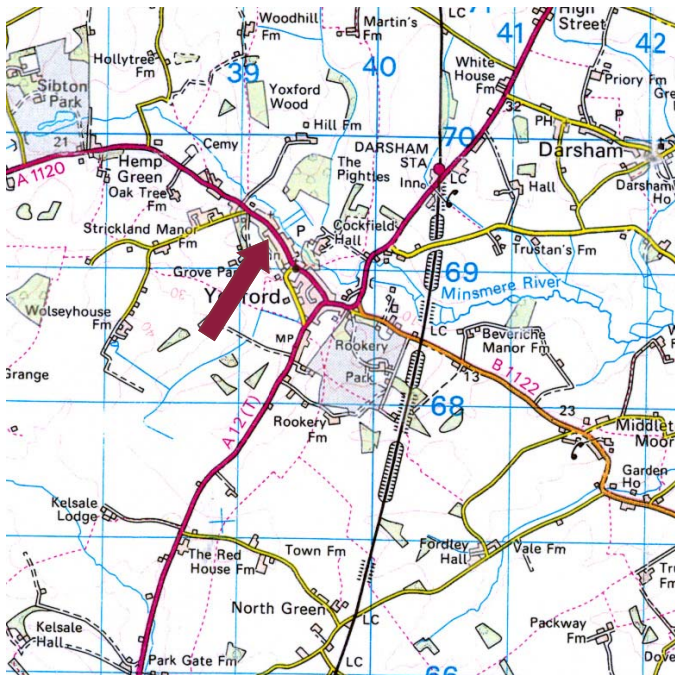
NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

July 2024



Directions

Heading north bound on the A12 from Wickham Market, continue through the villages of Marlesford, Stratford St Andrew, Farnham and continue pass the market town of Saxmundham. Entering the village of Yoxford, take your first left and continue along this road until you reach the T junction with the high street. Turn left onto the high street and the property can be found as you proceed out of the village on the left hand side. Identified by a Clarke and Simpson for sale board.

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