



Front Street, Ousden CB8 8TW

Offers In Excess Of £285,000



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www.morrisarmitage.co.uk

A charming period property nestling within this picturesque and highly regarded village and offered for sale with the distinct advantage of NO ONWARD CHAIN.

Boasting striking period features, this property has been recently updated and enjoys character throughout. Accommodation comprises an entrance porch, living room/dining room, kitchen, two double bedrooms (with walk in dressing room/possible en-suite to master) and a family bathroom.

Complete with off road parking, courtyard garden area and substantial outhouse/workshop.

Note: Potential for further land to be purchased which will provide further outside space for general use or extension (subject to planning).

Accommodation Details:

Double glazed front entrance door through to the:

Porch

Exposed brick, tiled flooring, window to the side aspect and opening through to the:

Entrance Hall

Laid tiled flooring, storage cupboard/walk-in pantry and door through to the:

Lounge

16'4" x 11'8"

Well presented lounge with featured fireplace and bricked surroundings, TV connection point, wall lighting, two radiators, windows to the side and front aspect.

Kitchen

12'4" x 9'2"

Fitted with a range of matching eye and base level storage units with working surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashback areas, Rangemaster oven and hob, space for a fridge/freezer and washing machine. Laid tiled flooring, staircase rising to the first floor and window to the front aspect.

First Floor Landing

With doors through to the bedrooms and bathroom.

Bedroom 1

11'8" x 8'10"

Double bedroom with radiator, window to the side aspect and access through to the:

Dressing Room

7'5" x 5'11"

With radiator and window to the front aspect.

Bedroom 2

12'4" x 9'2"

Double bedroom with built-in storage cupboard, radiator and window to the front aspect.

Bathroom

7'5" x 5'9"

Three piece bathroom suite comprising a low level WC, pedestal hand basin, P-shaped bath with wall mounted shower and glass screen, part tiled walls and obscured window to the front aspect.

Outside - Front

Enclosed by picket fencing and mature hedging, pathway and steps leading to the front entrance door.

Outside - Rear

Courtyard garden area with substantial outhouse/workshop (power and lighting connected).

Property Information:

Maintenance fee - N/A

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 62 SQM

Parking – Off-road parking (2 spaces)

Electric Supply - Main Supply

Water Supply – Mains Supply

Sewerage - Main Supply

Heating sources - Oil tank

Broadband Connected - TBC

Broadband Type – Ultrafast Available Download

1000 Mbps Upload 100 Mbps

Mobile Signal/Coverage – Likely

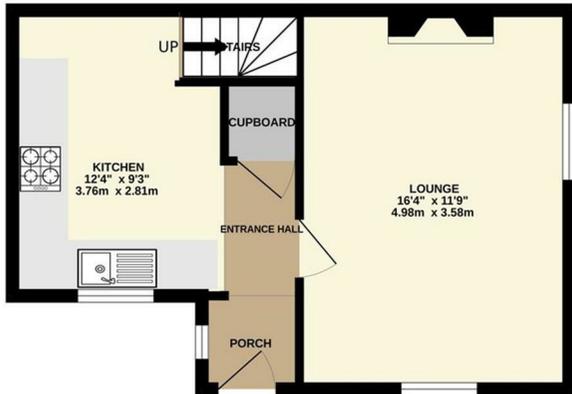
Rights of Way, Easements, Covenants – None

that the vendor is aware of

Location - What 3 Words -

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GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



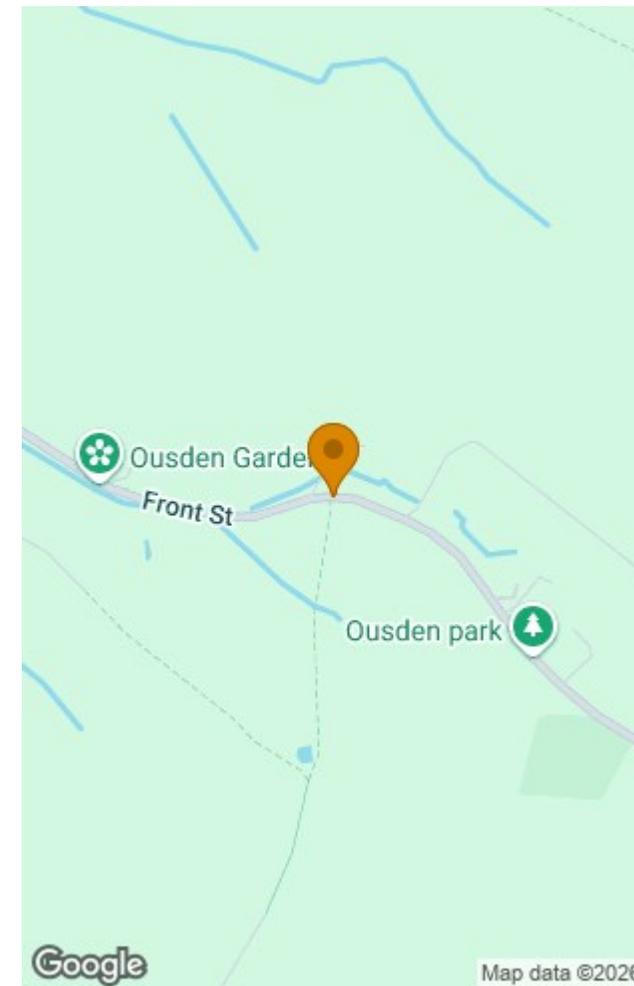
1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



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TOTAL FLOOR AREA : 699 sq.ft. (64.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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