

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



1 Post Office Cottages, Knodishall, Suffolk. IP17 IUG

GUIDE PRICE

£199,995

A charming end of terrace cottage enjoying a village location situated in the East Suffolk Heritage Coast which is designated as an Area of Outstanding Natural Beauty. The cottage, which would benefit from some updating but has had some work undertaken including rewiring, oil tank, hot water tank, shower, windows and doors and the back roof has been re roofed. And would make a good first home or holiday retreat. The front door with double glazing leads in to the sitting room which has a brick fire place housing solid fuel stove and sealed unit double glazed window. The sitting room leads to the kitchen/breakfast room which has a stainless steel sink on floor cupboards, a double glazed window and double glazed stable door to the rear. Off the kitchen breakfast room is the shower room with tiled shower cubicle, wash basin and close coupled WC. Stairs from the lounge lead to the first floor landing that has a cupboard with pre lagged hot water cylinder and there are two bedrooms, a double and a single both with sealed unit double glazed windows. The property benefits from oil fired central heating. At the front is a garden laid to seating areas with shrubs and behind is a small courtyard area with useful secure studio which has been tanked and insulated and has a tiled floor, storage shelf and water and power connected—at the side is the oil tank and space for wood storage. The property has two designated parking spaces at the front.

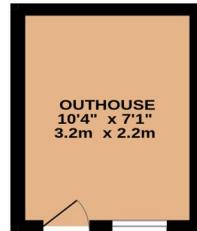
NB There is a pedestrian right of way behind the property giving access to the rear of No 2 Post Office Cottages

Knodishall is a popular village located a short drive from the East Suffolk Heritage Coast. The village benefits from a primary school, village shop and public house and is surrounded by a network of wonderful walks. The village is conveniently located for access to Snape, Aldeburgh and the attractions of the Suffolk Heritage Coast and the market town of Saxmundham is a short drive away and benefits from Tesco and Waitrose supermarkets and a vibrant High Street with good local shops. The railway station at Saxmundham provides connecting services to London Liverpool Street station via Ipswich. Other attractions in this part of Suffolk include the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. Ancient castles at Framlingham and Orford. Sailing on the rivers Alde, Deben and Orwell and golf at Aldeburgh, Thorpeness, Hinton and Halesworth.

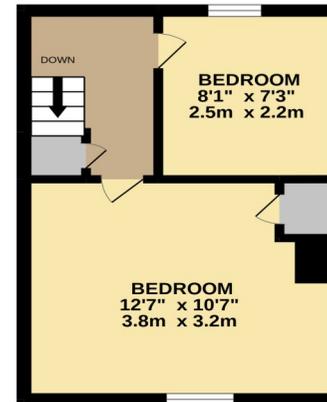
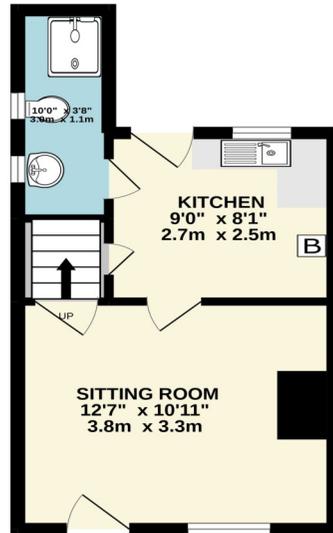
### **SUMMARY OF THE ACCOMMODATION**

**SITTING ROOM; KITCHEN/BREAKFAST ROOM; GROUND FLOOR SHOWER ROOM; FIRST FLOOR LANDING; TWO FIRST FLOOR BEDROOMS. OIL FIRED CENTRAL HEATING; FRONT GARDEN; REAR COURTYARD; USEFUL OUTBUILDING; TWO DESIGNATED PARKING SPACES.**

GROUND FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



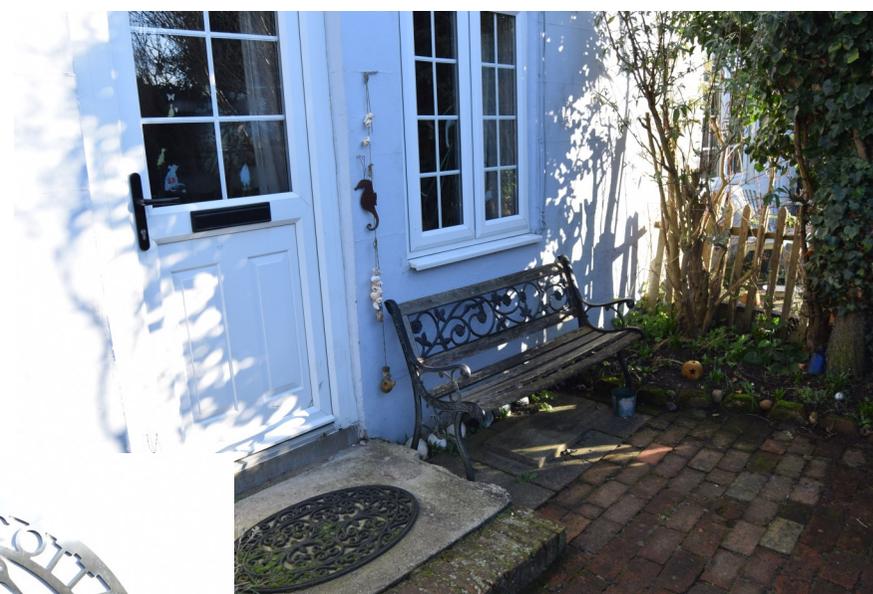
1ST FLOOR  
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 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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Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office



**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

**SERVICES**

Mains electricity, water and drainage.

**VIEWING**

By appointment through Jennie Jones Estate Agents:  
**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = E**