



2 FORGE COTTAGES

HIGH ROAD, BADINGHAM, SUFFOLK, IP13 8LY



2 Forge Cottages is a charming, mid-terrace home which has been well maintained and tastefully updated by the current owners. It offers off road parking, garden to the rear and two double bedrooms.

Upon entering through the door to the rear of the property, you are welcomed into the kitchen/dining room. The kitchen area benefits from a good range of wall and base units, along with space for white goods. Off the dining area are double doors leading outside to the decking, making this ideal for indoor/outdoor living. As you continue through the property you will find the sitting room. This has plenty of light with dual aspect views and a large inglenook fireplace. In addition, there is a useful cupboard for storage and a door leading out to the front aspect. Also located on the ground floor is the bathroom that has been updated by the current owners and benefits from a walk in shower, basin and toilet.

Upstairs on the first floor are bedrooms one and two. Bedroom one is a dual aspect room with a built in wardrobe, ideal for storage. Bedroom two is another double room overlooking the garden to the rear.



Outside, there is off road parking through double gates for one/two cars, with further parking available to side aspect on the gravel area. The garden to the rear is well maintained with an area of decking, lawn and mature shrubs. There is a useful shed at the end of the garden and another outside the kitchen for storage.

SERVICES Mains water and electricity are connected to the property. Heating is provided by way of electric radiators and drainage is via Septic tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Tax band A
EPC - TBC

TENURE - Freehold

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

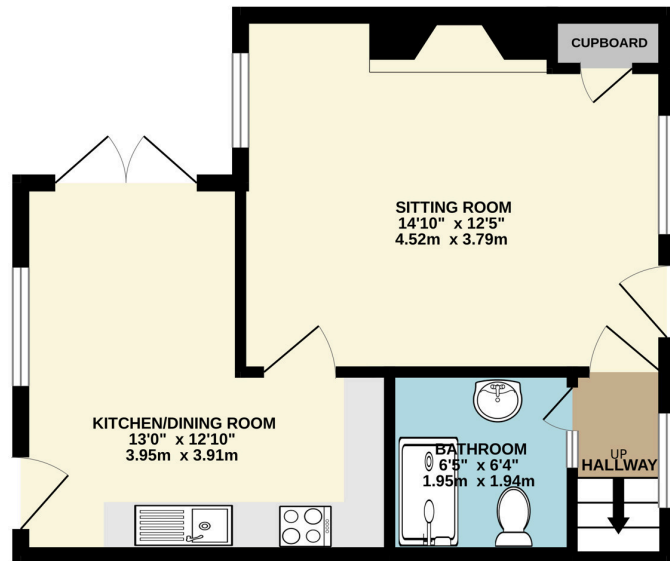




CHARMING
CHARACTER
COTTAGE

FLOOR PLAN

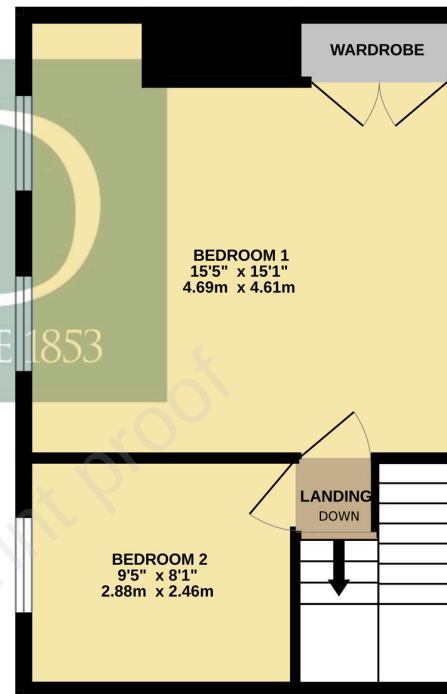
GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



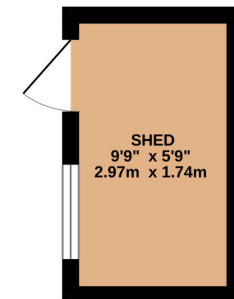
TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

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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1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



GARDEN SHED
56 sq.ft. (5.2 sq.m.) approx.



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