



The Old Mission Hall, Blacksmiths Road, Rede, Bury St Edmunds, IP29 4BE

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ESTABLISHED 1966

The Old Mission Hall
Blacksmiths Road
Rede
Bury St Edmunds IP29 4BE

- Lavenham 10.5 miles
- Bury St Edmunds 7.8 miles
- Cambridge 34.4 miles

GUIDE: £280,000

| KITCHEN/DINER | SITTING ROOM | 3 BEDROOMS | BATHROOM |
COURTYARD GARDEN | 2 OFF-ROAD PARKING SPACES |

The Old Mission Hall since its purchase in 2019, has undergone an immaculate well-considered upgrading, the quality of which is evident throughout, improvements include:

- New double-glazed windows and Veluxes
- Improved insulation - Upgraded roof
- New kitchen - New bathroom
- Outdoor landscaping

New composite front door leads straight into a large welcoming kitchen/diner with an extensive range of coloured Shaker-style units complemented with a solid wood worktop and ceramic tiled splashbacks, with in which is incorporated a dishwasher, space for a washing machine, boiler cupboard, fridge freezer space and built-in dual-fuel Rangemaster with 5-gas rings and a side electric hob with hood above. Completing the kitchen is an understairs cupboard with a rustic oak door. Half-glazed door leads to sitting room with half-height panelled walling, exposed brickwork and ceiling timbers with a feature fireplace with oak bressummer, tiled hearth housing a multi-fuel stove.



Staircase to first-floor with a central landing with build-in bookshelf and eaves storage gives access to the semi-vaulted principal bedroom with a range of cleverly built-in wardrobe cupboards including hanging space and pull-out storage. Two further bedrooms, one as a guest room with built-in storage similar to the principal, the other currently as a nursery.

The family bathroom is fitted with a low-level WC, vanity basin with storage below with bath, shower screen and separate adjustable and fixed head shower above.

Outside

The property has two tarmacked off-road parking spaces and a small sit out terrace adjacent to the front door.

Agent's Note

Further garden could be created, if required, by incorporation of one of the parking spaces.

Services

Mains water, LPG gas, electricity and drainage connected.

Location

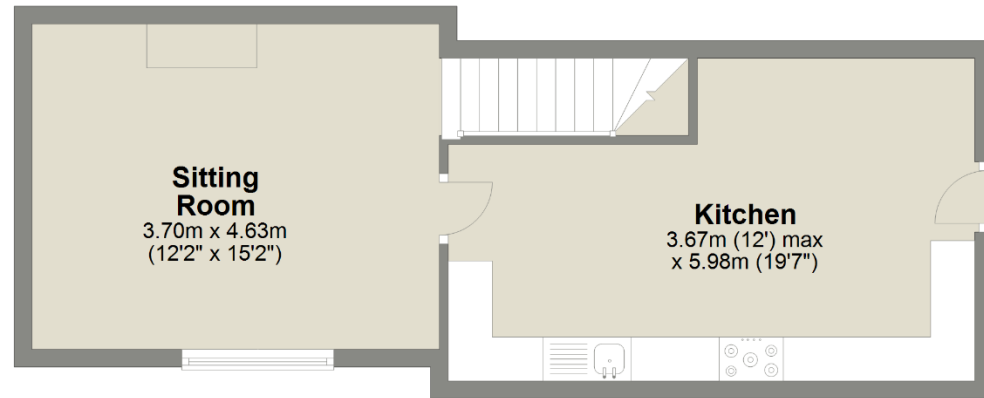
Rede is a small village with its own church and public house, conveniently located about 6 miles to the south-west of Bury St Edmunds and within easy reach of the market towns of Sudbury and Haverhill. The A14 dual carriageway lies about 5 miles to the north, providing road access to Ipswich, Cambridge, The Midlands and London via the M11.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



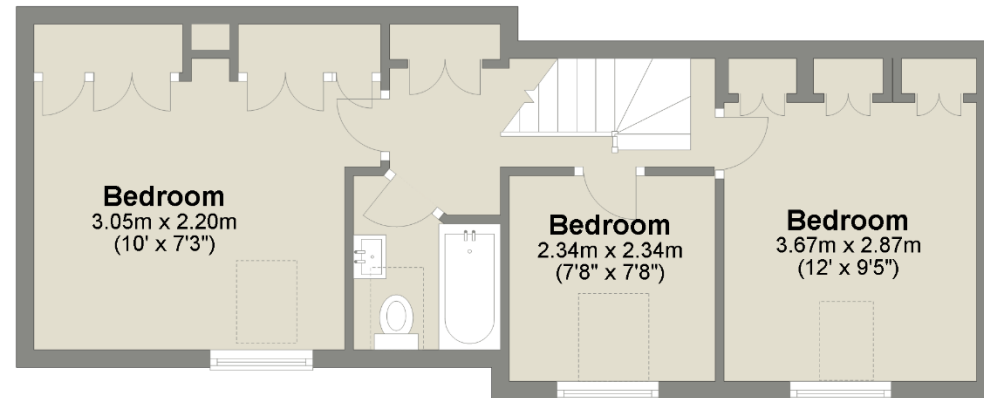
Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 78.8 sq. metres (847.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		30	79
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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