



87 Pump Street,
Orford, Suffolk, IP12 2LZ

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ESTABLISHED 1966

87 Pump Street, Orford, Suffolk, IP12 2LZ

- Ipswich 21.3 miles
- Saxmundham Train Station 9.3 miles
- Aldeburgh 11.2 miles
- London 1 hour 15mins approx. by train from Ipswich.

SITTING ROOM | KITCHEN/DINING ROOM | TWO BEDROOMS | SHOWER ROOM | REAR LOBBY | EN-SUITE WC | PATIO GARDEN | BRICK SUMMER HOUSE

THE PROPERTY:

87 Pump Street, is a beautifully presented Grade II Listed brick built two bedroom cottage set in a sought-after area of the village, with-in a few steps of the famous Pump Street Bakery and only a few minutes' walk of the castle and quay.

The accommodation that is arranged over two floors and comprises sitting room, kitchen/dining, with shower room on the ground floor, rear lobby. On the first floor there are two double bedrooms of a similar size.

To the front of the property is a beautiful light sitting room with a wood burner ideal for winter evenings. It has polished wood flooring. The kitchen/dining room comprises high and low level units with electric oven and hob, washing machine, integrated dishwasher and fridge. It has a butler sink with mixer tap and generous space for dining table and chairs. Stairs lead to the first floor.

There are two generous sized bedrooms on the first floor, which will accommodate king sized beds. The main bedroom has an en-suite WC and the second bedroom has built in wardrobe and cupboards.

A FABULOUS TWO BEDROOM COTTAGE SET IN THE BEAUTIFUL VILLAGE OF ORFORD.

Guide: £495,000 FREEHOLD



There is a small lobby to the rear leading to a good sized shower room with large shower cubicle, vanity wash hand basin, close coupled WC and heated towel rail. Door to the patio garden.

Outside

The rear lobby leads onto a sunny, south facing courtyard garden. The original outhouse with old wash copper and bread oven have been converted into a summer house retaining its original features with double doors onto the courtyard, ideal for al-fresco dining. There is also a useful separate storage area. To the side of the property is a path and gate leading onto Pump Street.

Services

Mains water, electricity and drainage connected. The heating is by modern electric heaters.

Location

Situated on the Western banks of the River Ore, Orford offers a remarkably broad and comprehensive range of amenities and leisure pursuits. Found within the village are a General Store & Post Office; two pubs; The Crown & Castle Hotel; The Butley Oysterage; The Pump Street Bakery; various craft shops; Orford Sailing Club is a thriving family club with dinghy park and swing moorings; whilst the river also offers long scenic walks and exceptional bird watching. The larger market town of Woodbridge offers a range of commercial entertainment and shopping amenities, together with a branch line railway station providing a service to London Liverpool Street, via Ipswich.

What3words: excuse.housework.luxury.

Council Tax: C

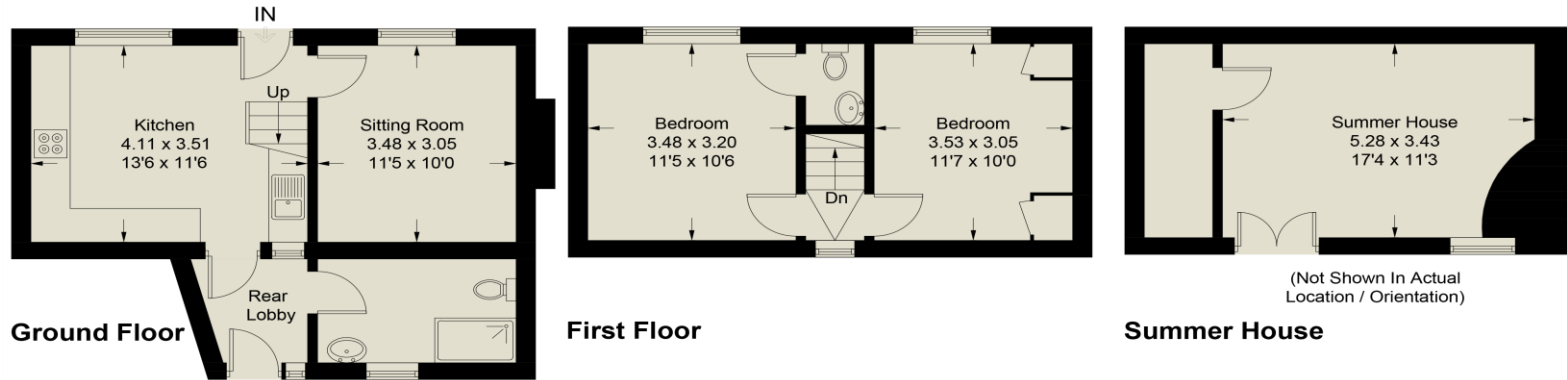
EPC: Grade II Listed

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



87 Pump Street, Orford

Approximate Gross Internal Area = 62.7 sq m / 675 sq ft
Summer House = 22.6 sq m / 243 sq ft
Total = 85.3 sq m / 918 sq ft



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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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