



Old Market Street

Mendlesham

Asking Price £150,000

LACY SCOTT
& KNIGHT

est. 1869

United Reformed Church

Old Market Street | Mendlesham | Stowmarket | IP14 5RZ

Stowmarket 6 miles, Ipswich 15 miles, Diss 11 miles

Former church/meeting room, providing an impressive open space, with a wealth of natural light and superb height ceilings, plus kitchen and cloakroom, all of which is set within this highly regarded and well served village.

Impressive Meeting Room | Large Kitchen | Inner Hall | Cloakroom | Brick Built Attached Storage Area | Off Street Parking | No Onward Chain

United Reformed Church

Beyond the main entrance door is the porch, with windows either side and part glazed double doors which open out into the main meeting room, which is of very generous proportions with high ceilings and four large windows, which provide a wealth of natural light and as such makes the room feel bright and airy, other features of note include wood panelling. Leading off from the meeting room there are doorways to the inner hall and also to the kitchen, which benefits from a range of wall, base and drawer units, as well as stainless steel sink unit, with splashback tiling, space for fridge and oven, with fitted extractor hood over, modern consumer unit, part wood panel walls, door to rear and door to inner hall. From the inner hall there are doorways out to the main meeting room, the kitchen and also to the cloakroom, which comprises low flush wc, wash handbasin, panel heater and window which overlooks the rear.

Outside

To the front of the property there is parking for two vehicles, access to the rear can be gained via the side, towards the rear of the property there is also an attached brick built outbuilding



which provides further storage. Overall taking into account the large space which will lend itself to a variety of uses from commercial to community to possibly residential (subject to planning) we are of the view the property will appeal to a wide audience and as such would recommend an early inspection to avoid disappointment.

Location

The property is located close to the centre of the village and close to most amenities. Facilities in Mendlesham include village store, public house, primary school, fish and chip shop, church and health centre. The village is some 6 miles to the north east of Stowmarket, where a good range of facilities can be found. It is also about 1 mile from the A140 Ipswich to Norwich Road.

Both Stowmarket and Diss have railway stations which offer direct links to London Liverpool Street and Norwich.

Services

Mains water, electricity and drainage plus storage heating.

Local Authority

Mid Suffolk District Council - As this was an active church it has been exempt from paying rates.

Tenure Freehold.

Broadband Speed

Superfast Predicted of 80Mbps (source Ofcom).

Mobile Coverage

Between 68% and 78% (source Ofcom).

Directions

To locate the property, proceed from Stowmarket, north eastward on the A1120 and bear left into Saxham Street, just after Stowupland Hall. Continue to follow the signposts into Mendlesham village, past the community centre/school on Station Road, continue straight over Front Street, after which you will reach a T junction where you will find the church immediately on your right just before you turn into Old Market Street.

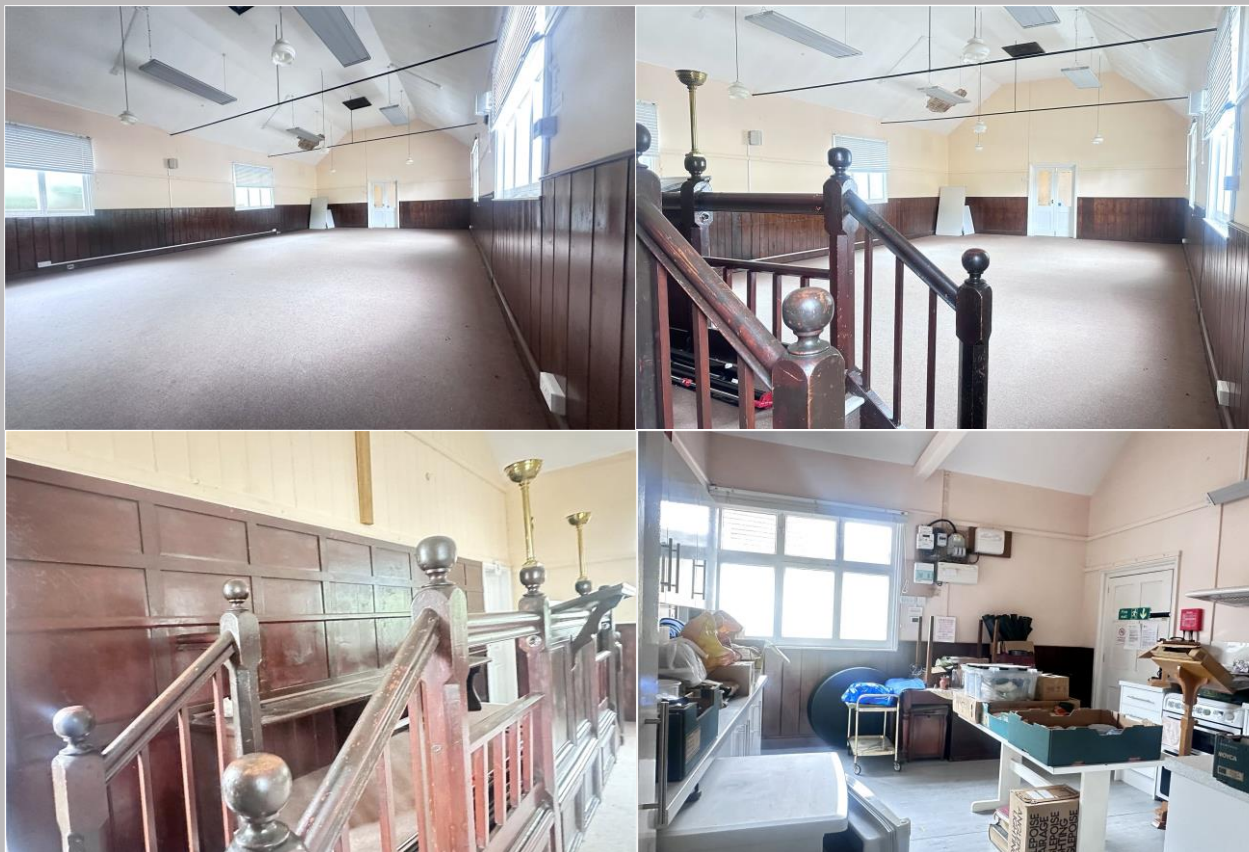
what3words

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Agents Note: The property is class as an asset of the community.

Disclaimer

We are mandated by HMRC to carry out Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for the service. If you have had an offer accepted Coadjute will contact you on our behalf. The cost of these checks is £33 (including VAT) per person and is non-refundable. The fee will need to be paid prior to issuing a memorandum of sale. Lacy Scott & Knight do not receive any commission for this service.



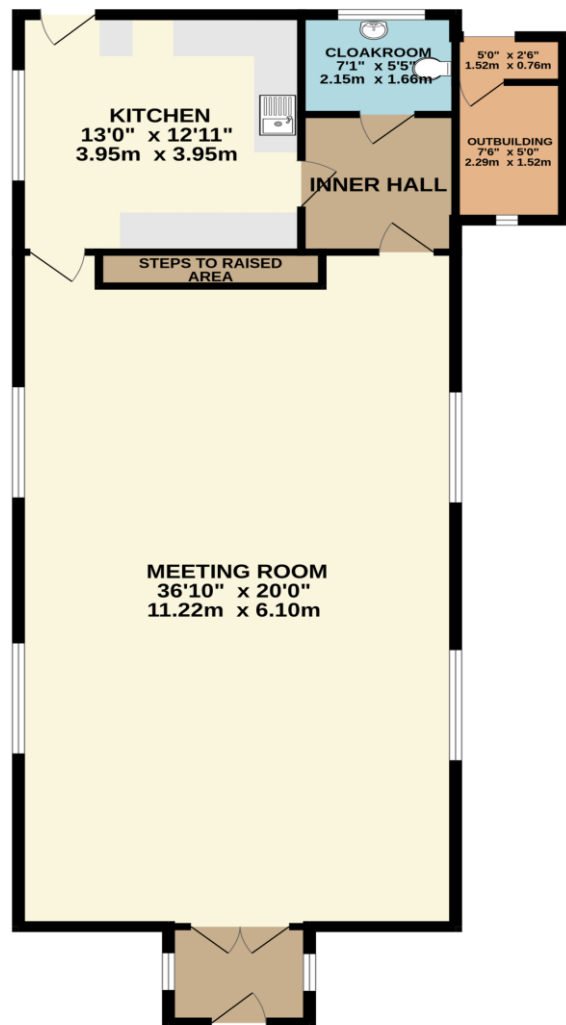
Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or a pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

GROUND FLOOR



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