



Liston Lane | Long Melford | CO10 9LD

£850pcm

Available this December is this Grade II listed terraced cottage, located in the popular village of Long Melford. The property offers a blend of period charm and modern comfort and boasts a generous living space, kitchen/dining area, two spacious bedrooms, and a rear garden.

- Available December
- Kitchen Diner
- Two Bedrooms
- Close to Local Amenities
- South Facing Garden
- Gas Central Heating

LIVING ROOM 13' 11" x 12' 7" (4.24m x 3.84m)
Front door leading into living room. Fireplace with raised hearth incorporating gas coal effect fire. Sash window to front. Door leading to kitchen/diner.

KITCHEN/DINER 15' x 12' 10" (4.57m x 3.91m)
Range of matching wall and base level units with complementary work surface over to include stainless steel sink. Plumbing for washing machine and electric point for freestanding oven. Window and back door to rear aspect. Stairs to first floor.

LANDING Doors to both bedrooms and bathroom. Loft access. Door to airing cupboard.

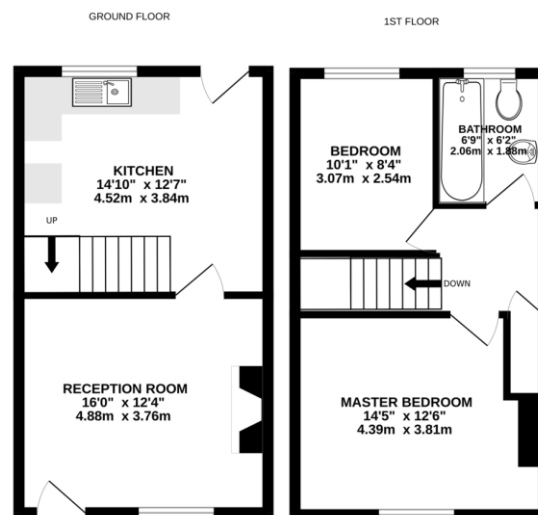
MASTER BEDROOM 14' 9" x 12' 08" (4.5m x 3.86m) Window to front aspect. Laminate flooring. Radiator.

BEDROOM TWO 8' 08" x 10' 3" (2.64m x 3.12m) Window to rear. Radiator.

BATHROOM Panelled bath with taps and a shower head attachment. Pedestal sink and WC. Window to rear aspect. Radiator.

OUTSIDE Rear garden laid to lawn with flower borders. Enclosed by part brick wall and wood panel fencing. Gate access to rear.

Local Authority – Babergh District Council
Council Tax Band – B
Post Code – CO10 9LD



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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 10/2013



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

