

oakheart



£285,000

Offers In The Region Of
Southgate Street, Long Melford

A well appointed two bedroom semi-detached cottage located within the quaint and widely sought after Village of Long Melford. This well presented residence offers two well proportioned bedrooms, a family bathroom, two reception rooms, kitchen and secure gated parking space to the rear.

Southgate Street is a short walking distance from Long Melford High Street, hosting a plethora of tea rooms, restaurants, shops and cafe's. Long Melford also benefits from a doctors surgery, hourly bus links to Sudbury and Bury St Edmunds, a well regarded Primary School and St Catherines Church.

Access to the property is gained to a welcoming internal entrance hall. To the front of the property is the dining room. This room allows versatility of use as a second reception area or home study space. The kitchen offers a traditional finish comprising of a range of floor and wall mounted units topped with wooden work surfaces, space for an oven with views over the side aspect and ceramic sink and drainer unit with a chrome mixer tap. The lounge is located to the rear of the property laid with solid wooden flooring featuring a gas fire upon a black stone hearth and french-style doors opening to the rear garden. To the first floor are two impressively proportioned bedrooms, of which both allow space to accommodate double beds.

Both bedrooms further enjoy good amounts of natural light flow from dual aspect windows. The family bathroom offers a partially tiled finish comprising of a panel bath tub, low level WC and wash hand basin.

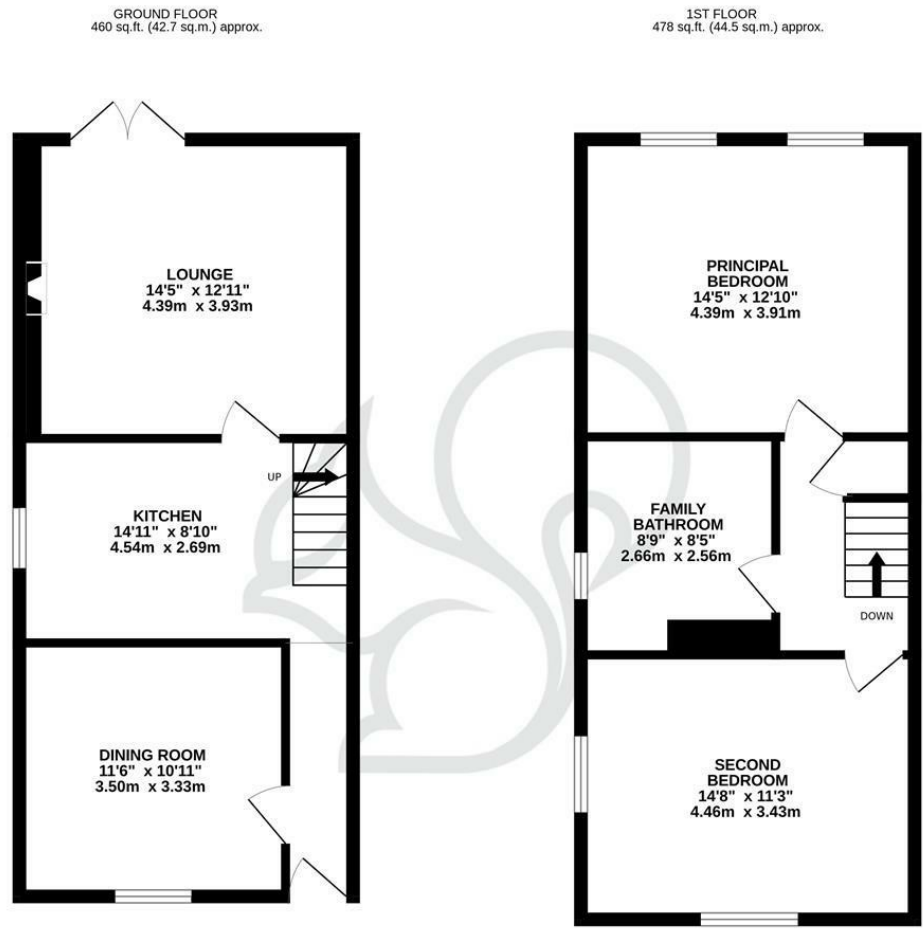
Externally the property boasts an enclosed, low maintenance rear garden equipped with a timber shed and gate leading to secure, gated, shared meadow land.












TOTAL FLOOR AREA: 939 sq.ft. (87.2 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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Local Authority:

Tenure:
Freehold

Council Tax Band:
B

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

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