

oakheart



£325,000

Price Guide
Cordell Place, Long Melford

GUIDE PRICE ** £325,000-£350,000** OFFERED WITH NO ONWARD CHAIN. Occupying a favourable position within a quiet cul-de-sac in the much sought after and well serviced village of Long Melford is this generously appointed three bedroom semi-detached home. Boasting four reception areas, a large rear garden and off street parking, this home is not one to be missed.

Upon approach this home is positioned behind a neat front garden laid to lawn enclosed by mature shrubs with off street parking for two cars to the side. Entry is gained to an internal entrance hall with stairs rising to the first floor. The living room enjoys generous

proportions with views over the front garden featuring an electric fireplace set within a cream surround. The living room opens up into the orangery enjoying views over the rear garden. Neighbouring the living room is the snug/study offering versatile accommodation space. The kitchen offers a traditional finish comprising of a range of gloss floor and wall mounted units topped with timber effect work surfaces, space for appliances and an inset sink and drainer unit with detachable mixer tap. Concluding the ground floor is a generously sized dining room offering further versatile accommodation space. To the first floor are three well appointed bedrooms, of which the principal and second bedrooms allow space for double beds. The

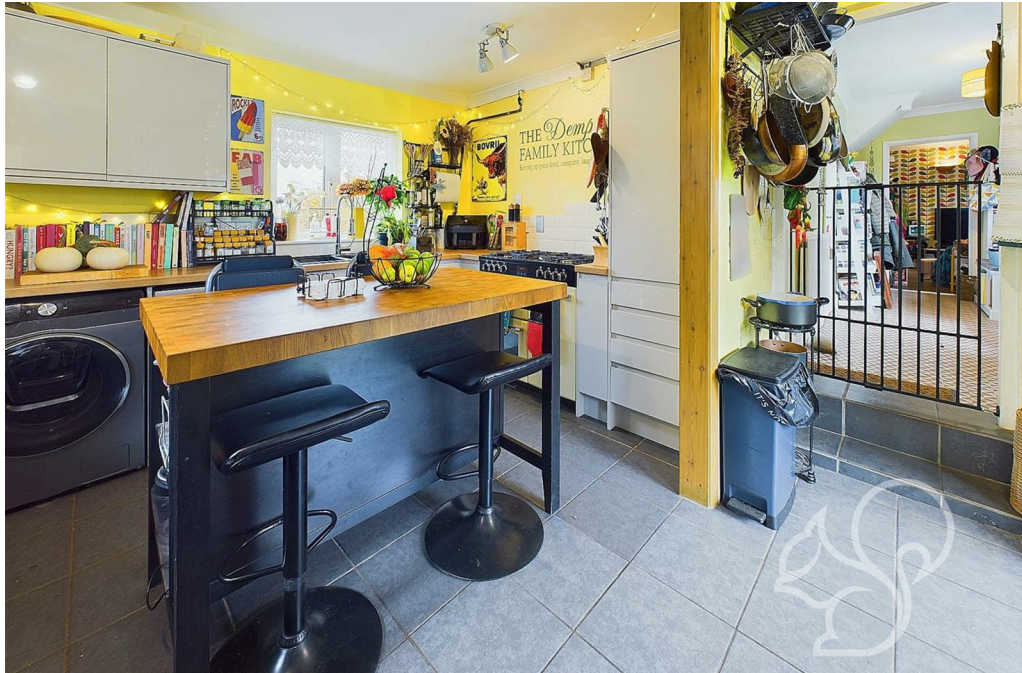
family bathroom offers a panel bath with a shower over the tub, a low level WC and wash hand basin.

The rear garden is generous in size, mostly laid to lawn with a paved seating terrace ideal for summer BBQ and alfresco dining. To the rear of the garden is gated access and two sheds.

Call Oakheart today to arrange your viewing!











Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		

England & Wales

EU Directive
2002/91/EC

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