

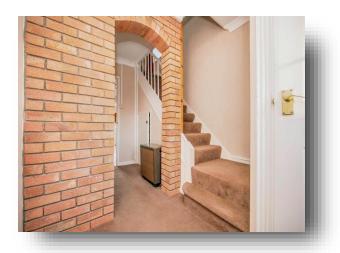
**Swanfield, Long Melford, Sudbury CO10 9EU** 

## welcome to

# **Swanfield, Long Melford, Sudbury**

\*NO ONWARD CHAIN\* Set in the highly regarded village of Long Melford and occupying a generous corner plot is this spacious three bedroom semi-detached home, benefitting from a garage and ample parking. The property is in need of some work and offers huge potential.













#### **Entrance Hall**

Door to front aspect. Doors leading to lounge and kitchen. Stairs rising to first floor, understairs cupboard.

#### Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin.,

### **Kitchen / Breakfast Room**

19' x 8' 3" (5.79m x 2.51m)

Double glazed windows to side and rear aspects. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances.

## Lounge

23' 9" x 10' 5" ( 7.24m x 3.17m )

Double glazed window to front aspect and double glazed patio doors to rear aspect. Fireplace housing gas fire.

## Landing

Double glazed window to side aspect. Access to loft,

## **Bedroom One**

12' 1" x 10' 5" ( 3.68m x 3.17m )
Double glazed window to front aspect.

#### **Bedroom Two**

11' 4" x 10' 6" ( 3.45m x 3.20m ) Double glazed window to rear aspect.

#### **Bedroom Three**

8' 4" x 8' 2" ( 2.54m x 2.49m ) Double glazed window to rear aspect.

#### **Wet Room**

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower. Heated towel rail, extractor fan. Airing cupboard housing hot water tank.

#### **Front Garden**

The front garden is predominantly laid to lawn with mature shrubs. A pathway leads to the front door.

#### **Rear Garden**

The garden wraps around the property and has a seating area, lawn and shrubs. Greenhouse to remain.

## **Parking**

A driveway proving ample off road parking leads to the garage and car port.

#### Garage

21' 2" x 8' 5" ( 6.45m x 2.57m ) Electric roller doors. Door leading to garden and workshop. Power and light connected.

## Workshop

8' 6" x 5' 6" ( 2.59m x 1.68m ) Window. Power and light connected.





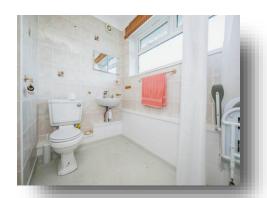
## welcome to

# Swanfield, Long Melford, Sudbury

- No onward chain
- Three bedrooms
- Some updating works needed
- Large corner plot
- Garage and ample parking

Tenure: Freehold EPC Rating: F

£325,000







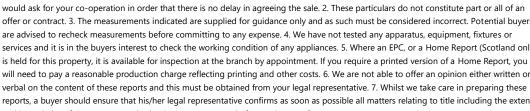


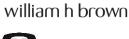
Please note the marker reflects the postcode not the actual property

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Property Ref: SUD109721 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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