



Cordell Road, Long Melford, Sudbury CO10 9ET

welcome to

Cordell Road, Long Melford, Sudbury

NO ONWARD CHAIN A three bedroom home set within the highly regarded village of Long Melford offering spacious accommodation and further enhanced with a large garden, garage and parking.



Entrance Porch

Door to front aspect. Windows to front and side aspects. Door leading to:-

Entrance Hall

Stairs rising to first floor. Door leading to lounge and:-

Cloakroom

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

Lounge

17' 1" x 12' 11" (5.21m x 3.94m)

Double glazed window to front aspect. Double glazed patio doors leading to conservatory. Fireplace housing gas fire. Two radiators.

Kitchen

9' 9" x 8' 4" (2.97m x 2.54m)

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Space for appliances. Radiator. Door leading to:-

Conservatory

11' 7" x 8' 10" (3.53m x 2.69m)

Double glazed windows to three aspects and double glazed door leading to garden. Radiator.

Utility Room

9' 1" narrowing to 5' 11" x 8' 3" (2.77m narrowing to 1.80m x 2.51m)

Double glazed door and window to front aspect. Large storage cupboard.

Landing

Stairs rising from entrance hall. Double glazed window to rear aspect. Storage cupboard, central heating boiler, access to loft.

Bedroom One

13' 1" x 9' 10" (3.99m x 3.00m)

Double glazed window to front aspect. Built in wardrobe, radiator.

Bedroom Two

11' 3" x 9' 3" (3.43m x 2.82m)

Double glazed window to front aspect. Radiator.

Bedroom Three

9' 9" x 6' 11" (2.97m x 2.11m)

Double glazed window to rear aspect.

Bathroom

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

Rear Garden

The rear garden commences with a patio area, with the remainder being laid predominantly to lawn with rear gate access leading to garage and parking. Garage in block.

Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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welcome to

Cordell Road, Long Melford, Sudbury

- Three bedrooms
- No onward chain
- Ground floor cloakroom
- Large lounge and conservatory
- Easy access to village primary school

Tenure: Freehold EPC Rating: D

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110077 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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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