



Westgate Street, Long Melford, Sudbury CO10 9DR

welcome to

Westgate Street, Long Melford, Sudbury

Set within an exclusive over 55's development in the highly regarded village of Long Melford is this bright and well presented two double bedroom semi detached home, offering two spacious reception rooms, and further enhanced with a courtyard garden and beautiful outlooks.



Entrance Hall

Door to front aspect. Storage heater. Stairs rising to first floor.

Shower Room

Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, understairs cupboard.

Lounge

15' 5" x 14' 6" (4.70m x 4.42m)
Double glazed windows to front and side aspects.
Storage heater. Double doors leading to:-

Dining Room

9' 4" x 8' 10" (2.84m x 2.69m)
French doors leading to courtyard garden. Electric heater.

Kitchen

12' 9" x 9' (3.89m x 2.74m)
Double glazed window and door to rear aspect.
Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer with mixer tap. Integral oven and hob, integral microwave and washing machine.

Landing

Double glazed window to front aspect. Access to loft, Large airing cupboard.

Bedroom One

16' 4" + wardrobes x 12' 9" max (4.98m + wardrobes x 3.89m max)
Double glazed windows to front and side aspects.
Electric heater. Built in wardrobes.

Bedroom Two

11' 9" x 11' 3" (3.58m x 3.43m)
Double glazed window to rear aspect. Electric heater. Built in wardrobes.

Bathroom

Double glazed window to rear aspect. Suite comprising low WC, wash hand basin and bath. Heated towel rail.

Courtyard Garden

The low maintenance courtyard garden is mainly laid to paving with beds to borders and lawned communal garden beyond.



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welcome to

Westgate Street, Long Melford, Sudbury

- Two double bedrooms
- Garage
- Beautiful outlooks
- Two spacious reception rooms and kitchen
- First floor bathroom and ground floor shower room

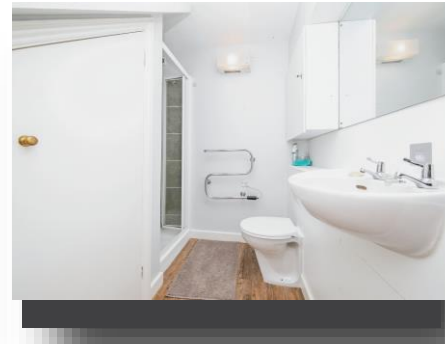
Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 9850.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Dec 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110457 - 0005

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