



List House, Hall Street, Long Melford, Sudbury CO10 9JL

welcome to

List House, Hall Street, Long Melford, Sudbury

SHARE OF FREEHOLD Set as part of a beautiful building and occupying a central location within the highly regarded village of Long Melford is this three bedroom first floor apartment, offering spacious and flexible accommodation and further enhanced with garden space.



Entrance Hall

Entrance door accessed via rear of the property. Stairs rising to landing.

Landing

Doors leading to bathroom and lounge. Opening into:-

Kitchen / Breakfast Area

10' 1" x 9' 2" (3.07m x 2.79m)

Window to rear aspect enjoying beautiful views. Fitted kitchen with a range of matching wall and base units with under cupboard wall lights over areas of granite melamine work surface. Sink and drainer unit with mixer tap. Integral oven with gas hob and extractor over. Space for appliances including washing machine and dish washer that we have been advised will remain.

Bathroom

Suite comprising low level WC, wash hand basin and enamel bath with electric shower over. Radiator and Airing Cupboard with radiator inside.

Lounge

15' 5" x 14' 5" (4.70m x 4.39m)

Window to rear aspect overlooking fields. Marble fireplace. Radiator. Door leading to:-

Inner Hall

Large walk in storage cupboard that offers enough space to potentially be converted into a cloakroom. Access to loft. Steps and doors leading to bedrooms.

Office / Study Area

7' 7" x 5' 11" (2.31m x 1.80m)

Radiator.

Bedroom One

14' 7" x 14' (4.45m x 4.27m)

Currently used as a dining room. Two large sash windows to front aspect overlooking Hall Street. Comprehensive built in wardrobes, Two radiators.

Bedroom Two

11' 10" x 9' 3" (3.61m x 2.82m)

Sash window to front aspect with views over Hall Street. Built in wardrobes, exposed beams. Radiator.

Bedroom Three

14' max x 13' 10" max (4.27m max x 4.22m max)

Five foot long glazed wall with exceptional views. Built in freezer and tumble drier. Radiator. Door opening onto:-

Rear Terrace

Newly laid surface. The terrace previously had a picket fence around it, and this has been removed for maintenance. We have been advised that listed building planning permission is required for its resurrection.

Agent Note

The vendor has advised the ground rent is £5 per year but this has never been implemented.



view this property online williamhbrown.co.uk/Property/SUD110904



welcome to

List House, Hall Street, Long Melford, Sudbury

- 999 Year Lease and Share of Self Managed Freehold
- Set within a beautiful grade II listed property
- Three bedrooms
- Flexible and spacious accommodation
- First floor apartment with own entrance door

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 140.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£275 000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110904



Property Ref:
SUD110904 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk