



**15 Park Terrace,
Long Melford, Suffolk**

**DAVID
BURR**

15 Park Terrace, Little St Marys, Long Melford, Sudbury, Suffolk, CO10 9LG

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

This charming Grade II Listed flint fronted period cottage occupies a lovely position, convenient for the village amenities in one direction and countryside walks in the other. The well-balanced accommodation requires updating/modernisation, but nonetheless has the benefit of a charming west facing garden and meadow views.

A charming flint fronted cottage with a west facing garden and meadow views.

Door opening to:

ENTRANCE HALL: With staircase off and door to:

SITTING ROOM: A charming room with exposed floor to ceiling chimney and inset pen fireplace with brick hearth.

KITCHEN/DINING ROOM: Split into two distinct areas with lovely views over the garden. Fitted with a range of pine fronted units including glass display cabinets and worktops incorporating a single drainer sink units, plumbing for washing machine, space/point for electric/gas cooker.

REAR VESTIBULE: A useful area with fitted shelving and door to garden.

First Floor

LANDING: Doors leading to:

BEDROOM 1: With his and hers built in double wardrobes, dressing table and further storage above.

BEDROOM 2: With a lovely views over the rear garden with meadows beyond.

BATHROOM: Bath with shower attachment, WC and wash hand basin.

Outside

To the rear of the property is a charming west facing garden which makes the most of the afternoon/evening sun and incorporates a useful storage shed and meadows beyond.

GARDENERS WC: WC and tap.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: N/A.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: B.

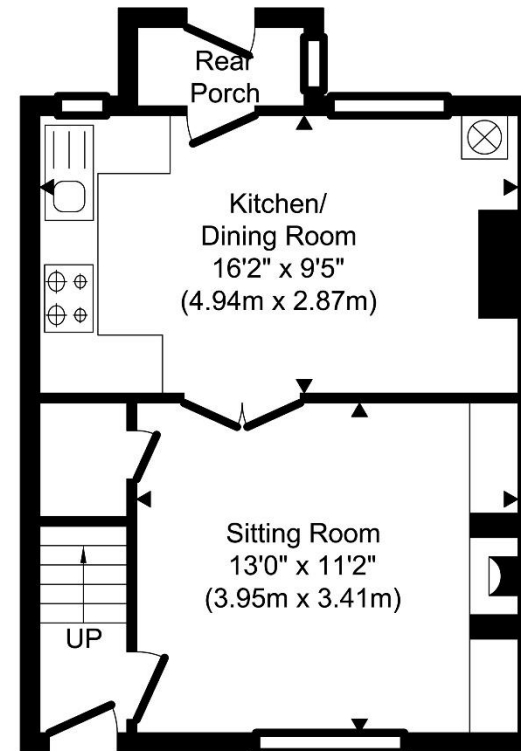
TENURE: Freehold

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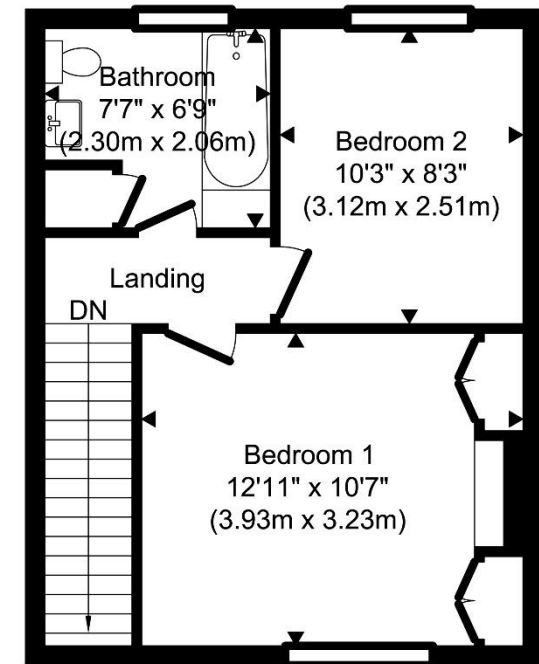
WHAT3WORDS: ///inspected.cans.pursuit

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
356.07 sq. ft.
(33.08 sq. m)



First Floor
Approximate Floor Area
339.17 sq. ft.
(31.51 sq. m)

TOTAL APPROX. FLOOR AREA 695.24 SQ.FT. (64.59 SQ.M.)
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