

oakheart



£190,000

By Auction

Wreford Court, Long Melford

Situated in the heart of the highly sought-after village of Long Melford, this well-proportioned two-bedroom home offers practical living space across two floors and is ideally located within easy reach of local shops, cafés, and amenities.

The ground floor opens into a welcoming entrance hall with stairs rising to the first floor and access to a convenient ground floor cloakroom. From here, the property flows into a generous living room, offering ample space for both relaxing and entertaining, with doors leading out to the rear garden and allowing for plenty of natural light.

The kitchen is positioned to the rear of the property and is well laid out, providing a range of white base and wall mounted cabinets topped with timber effect work surfaces, tiled splash backs, an integral oven with four ring induction hob, inset stainless steel sink and drainer unit and chrome mixer tap.

Upstairs, the first floor comprises two well-sized bedrooms. The principal bedroom is particularly spacious, while the second bedroom is a comfortable double or ideal as a guest room, nursery, or home office. The family shower room is centrally located and fitted with a shower cubicle, WC, and wash basin.

Outside, the property benefits from a low-maintenance rear garden, perfect

for outdoor dining or relaxing. The home also enjoys access to parking.

This property would make an excellent first-time purchase, investment opportunity, or downsizing option, combining a convenient village location with well-balanced accommodation.

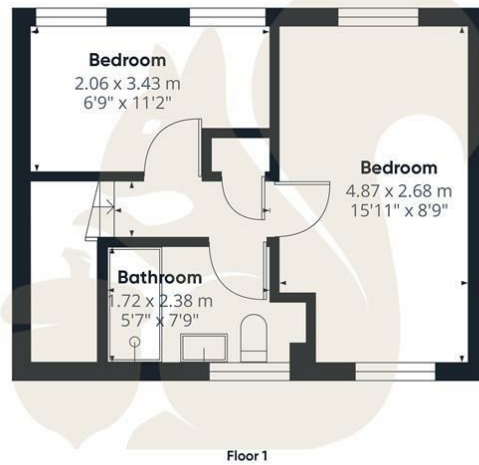
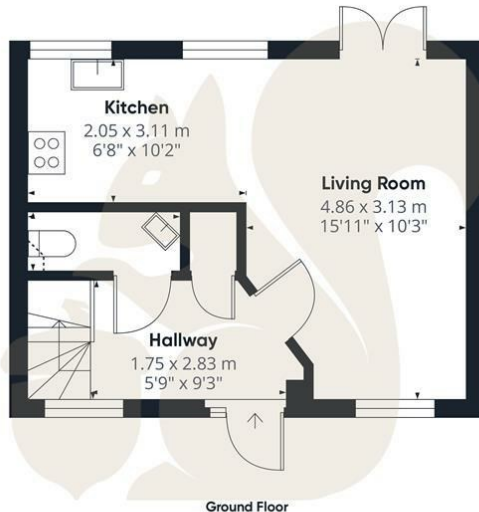
Call Oakheart today to arrange your viewing!











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**GLA<sup>1)</sup>**  
64.24 m<sup>2</sup>  
691.45 ft<sup>2</sup>

**Total**  
64.24 m<sup>2</sup>  
691.45 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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