



2 Foundry House
Hall Street, Long Melford, Suffolk

DAVID
BURR

2 Foundry House, Hall Street, Long Melford, Sudbury, Suffolk, CO10 9JR

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).

A two bedroom house in the very centre of the village with two off street parking spaces.

INTERIOR: Access to the property is via a storm porch. The front door leads into an inner hall with a cloakroom off. On the ground floor are two well proportioned double bedrooms, one of which with built-in wardrobes as well as a bathroom with a bath with a shower over, a W.C. and a wash hand basin.

Upstairs is a wonderful open plan kitchen/dining/living room with vaulted ceilings providing a real sense of light and space with impressive exposed ceiling timbers. There is ample space for seating and a dining table and chairs. The kitchen contains a contemporary range of white gloss units with an integrated oven, fridge, freezer and a gas hob.

EXTERIOR: Automatic gates open into a private area of off-street parking with 2 designated parking spaces. There is also access to well kept communal gardens with a seating and dining area as well as bicycle storage.

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: Band D – A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: B

VIEWING: Strictly by prior appointment only through DAVID BURR.

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