



**High Street, Cavendish, Sudbury CO10 8AZ**



**welcome to**

**High Street, Cavendish, Sudbury**

**\*NO ONWARD CHAIN\*** Set within a beautiful private close within the heart of the highly regarded village of Cavendish is this spacious two bedroom home, benefitting from a ground floor cloakroom, off road parking and stunning views over the church.



**Entrance Hall**

Double glazed door to front aspect. Electric radiator.

**Cloakroom**

Suite comprising low level WC and wash hand basin.

**Lounge**

15' 2" x 15' ( 4.62m x 4.57m )

Double glazed window to rear aspect and double glazed door leading to garden. Brick fireplace, electric radiator.

**Kitchen / Breakfast Area**

12' 7" x 8' 4" ( 3.84m x 2.54m )

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven with hob and hood over. Understairs cupboard.

**Landing**

Access to loft.

**Bedroom One**

11' 9" x 5' 2" ( 3.58m x 1.57m )

Two double glazed windows to rear aspect with views over the church. Electric radiator.

**Bedroom Two**

15' 2" x 9' 4" ( 4.62m x 2.84m )

Two double glazed windows to front aspect. Electric radiator.

**Bathroom**

Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail, airing cupboard.

**Front Garden**

Allocated parking space and visitor's parking.

**Rear Garden**

The rear garden has views over the church and has a patio seating terrace as well as raised beds.

**Agent's Note**

The vendor has advised the property had a new roof and hot water system in 2023. The Fischer Future Heat electric radiators were installed in 2016, which each have their own wireless thermostat.

Total square footage 85 square meters.



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## **High Street, Cavendish, Sudbury**

- Two bedrooms
- No onward chain
- 85 square meters
- Spacious lounge
- Beautiful views over the church

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111036 - 0005

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