



**Southgate Street, Long Melford, Sudbury CO10 9HU**

**welcome to**

**Southgate Street, Long Melford, Sudbury**

\*NO ONWARD CHAIN\* Set within the highly regarded village of Long Melford is this two bedroom period cottage with well presented accommodation, including a beautiful lounge and dining room. The property is further enhanced with a generous rear garden.



### **Lounge**

Double glazed window to front aspect. Entrance door. Brick fireplace. Radiator.

### **Dining Room**

Double glazed window to rear aspect. Stairs rising to first floor. Radiator.

### **Kitchen**

Double glazed french doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Space for oven with hood over. Space for appliances. Door leading to:-

### **Bathroom**

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and shower over. Radiator.

### **Landing**

Access to loft. Doors leading to bedrooms.

### **Bedroom One**

Double glazed window to front aspect. Radiator.

### **Bedroom Two**

Double glazed window to rear aspect with field views. Radiator.

### **Rear Garden**

The rear garden commences with a patio seating area. There is an area of lawn and a further large patio seating area to the rear of the garden.



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## Southgate Street, Long Melford, Sudbury

- Two bedrooms
- Highly regarded village location
- Period cottage
- Two reception rooms
- Ground floor bathroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD111308 - 0004

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