



The Barley House, The Drays, Long Melford, Sudbury CO10 9TL

welcome to

The Barley House, The Drays, Long Melford, Sudbury

Set within this highly regarded conversion on the edge of the much sought after village of Long Melford is this bright & spacious second floor two bedroom apartment, The Drays development offer ample residents parking and The Barley House benefits from a lift.



Lounge

Dual aspect sash windows.

Kitchen

Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Range style cooker with hood over. Space for appliances.

Bedroom One

Sash window.

Bedroom Two

Sash window.

Bathroom

Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and shower over. Extractor fan.

Agent's Note

The vendor has expressed that the dishwasher and tumble dryer can be included in the sale if the prospective buyer chooses.



view this property online williamhbrown.co.uk/Property/SUD111340



welcome to

The Barley House, The Drays, Long Melford, Sudbury

- Two bedrooms
- Lift within the block
- Ample parking
- Stunning Victorian conversion
- Highly regarded village of Long Melford

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1994.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170 000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111340



Property Ref:
SUD111340 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk