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## 5 The Maltings

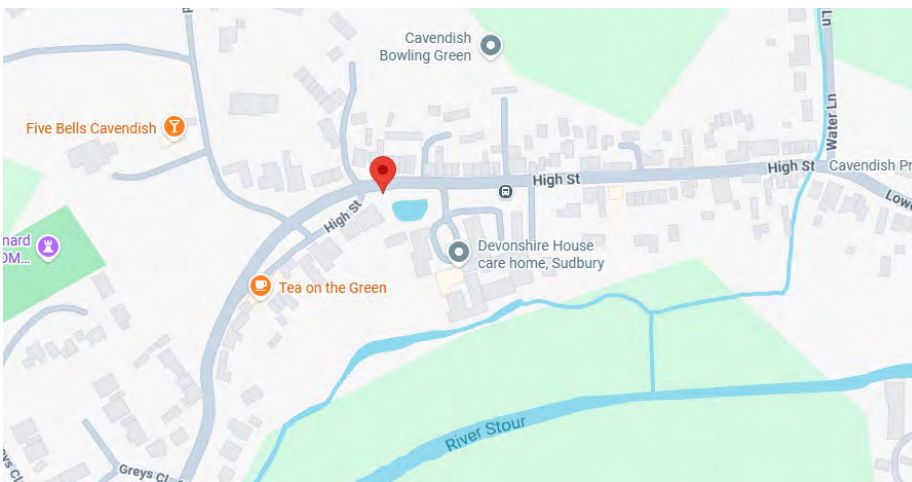
Cavendish, Suffolk

# 5 The Maltings

High Street, Cavendish, Suffolk CO10 8AZ

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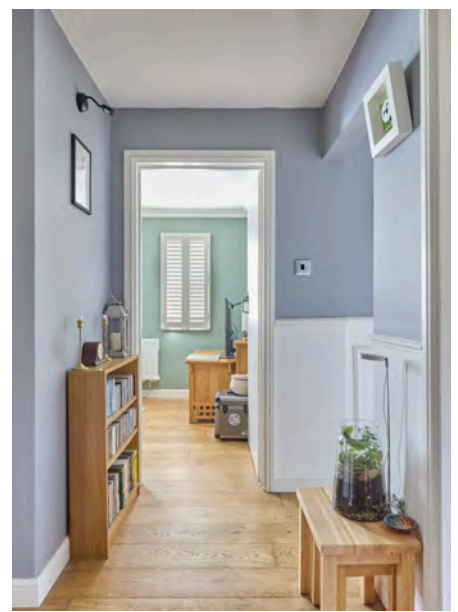
This charming and beautifully presented two bedroom, ground floor garden flat is situated in a quiet tucked away development, yet within walking distance to the village's amenities. The property enjoys an allocated parking space and garden.



- Charming and beautifully presented ground floor garden flat
- Two bedrooms
- Quiet tucked away location, yet within walking distance of the village's amenities
- Gardens
- Allocated parking space

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## INTERIOR

A well-presented and largely renovated accommodation comprising, a sleek galley KITCHEN with a range of wall and base units and integrated appliances. A charming SITTING ROOM with window shutters, plenty of space for a dining table and chairs and TWO generous BEDROOMS, the second of which enjoys doors opening to the garden. As well as a stylish BATHROOM comprising a corner shower cubicle, vanity unit with WC, wash hand basin and bidet.



## EXTERIOR

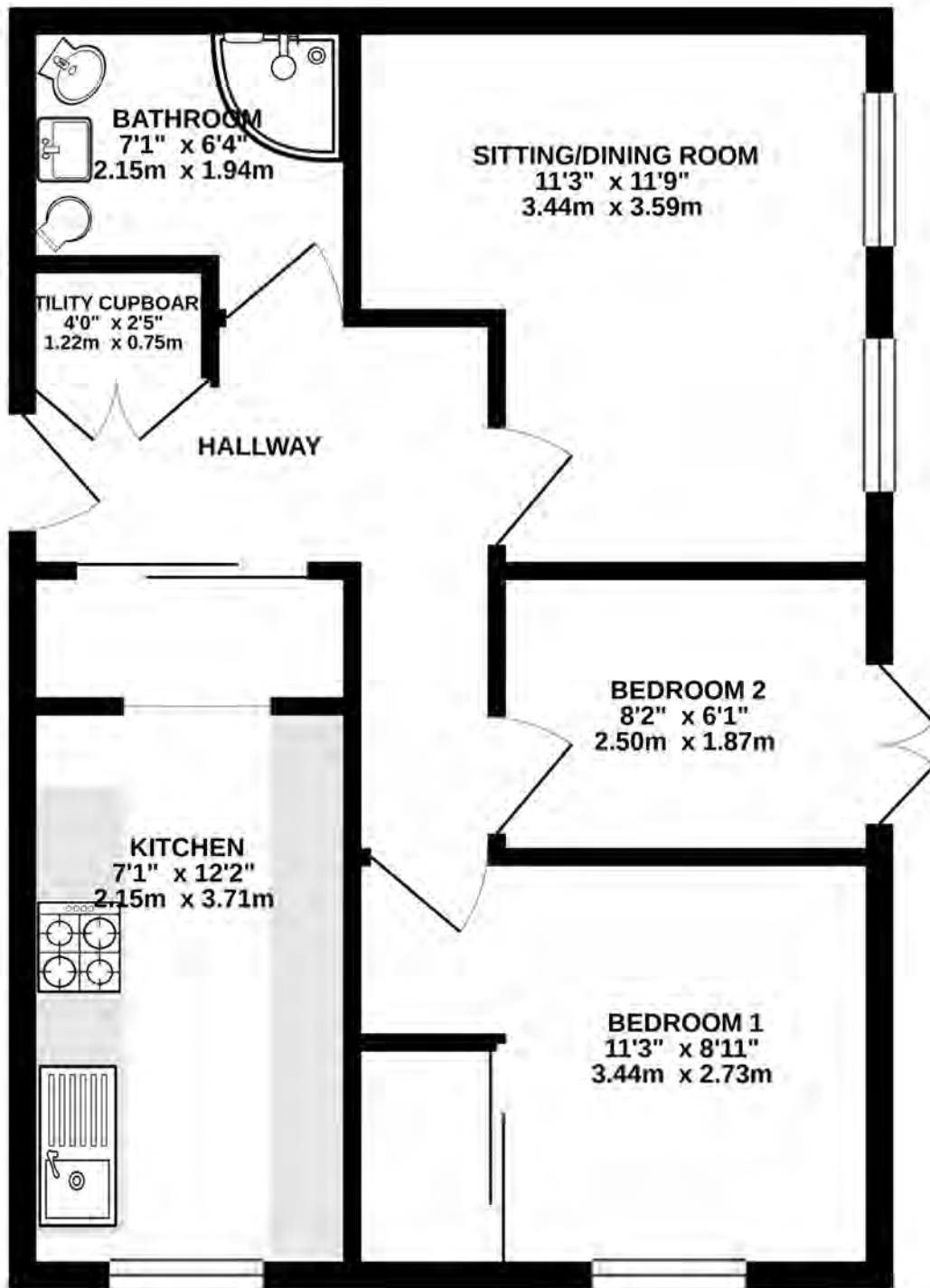
The property enjoys a generous garden plot directly to the side of the property with plenty of space for dining table and chairs. Ideal for Alfresco entertaining and also enjoying a range of mature flower beds as well as an allocated parking space and an abundance of visitor parking.



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# Floorplan



# Cavendish, Suffolk

Cavendish is one of the prettiest villages in Suffolk. Its 100 year-old village green is at the heart of the village. Amenities include parish church, pre-school, primary school, shops, cafe, two public houses and Spa/Health club. The village is surrounded by wonderful countryside and walks. A wider range of facilities can be found at nearby Clare (2 miles). The market town of Sudbury with its commuter link to London Liverpool Street is about 6 miles away and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 14 miles. Stansted airport is a 45 mins drive.



## Material Information

**SERVICES:** Mains water and mains drainage. Mains electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** A. £1,367.00 per annum.

**PROPERTY POSTCODE:** CO10 8AZ.

**TENURE:** Leasehold. 958 years remaining. Charges at the time of listing are £225.00 per annum, which relate to insurance and gardening.

**CONSTRUCTION TYPE:** Brick.

**COMMUNICATION SERVICES:** (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 100 mpbs upload. Telephone Signal: Yes.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

**SUBSIDENCE HISTORY:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None known.

**FLOOD RISK:** None.

**ACCESSIBILITY ADAPTIONS:** None.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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