



Stour Street, Cavendish, Sudbury, Suffolk, CO10 8BH

MARK · EWIN
BURY ST EDMUNDS

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A One-Bedroom Cottage located in the popular and well-served village of Cavendish with delightful field views to the front and off-road parking.

The accommodation offers an entrance hall, sitting room and open plan kitchen/dining room. On the first floor, a landing leads to the bedroom and bathroom. Outside, parking is offered via a driveway to the side of the property. At the rear, there is a good-sized garden which benefits from a large patio area, planted beds hosting a variety of shrubs and an area laid to lawn.

Agents note: This property is situated in a conservation area.

Additional Information

Tenure: Freehold

Broadband: Standard & Ultrafast are available in this area. (Source Ofcom)

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leave the Bury St Edmunds heading east on A134 toward Sudbury. Turn right onto High Street signposted Clare. Bear right onto the B1092 following the signs to Cavendish. Continue along this road and through the village of Cavendish onto Stour Street where the property can be found on the right hand side.

Location

The picturesque village of Cavendish lies approximately 15 miles south of Bury St Edmunds and offers a great range of local amenities to include two pubs, a village shop, tea room, church and a variety of schooling. Cavendish enjoys excellent connections to nearby market towns such as Clare, Long Melford, and Sudbury, all offering shops, restaurants, and transport links to London and Cambridge.

Accommodation:

Entrance Hall 6' 7" x 4' 9" (2.01m x 1.45m)

Sitting Room 12' 2" x 16' 9" (3.71m x 5.11m)

Kitchen/Dining Room 16' 3" x 8' 6" (4.95m x 2.60m
reducing to 1.78m)

Landing 9' 4" x 6' 0" (2.84m x 1.84m)

Bedroom 12' 6" x 12' 3" (3.80m x 3.74m)

Bathroom 9' 4" x 6' 0" (2.85m reducing to 2.01m x 1.82m)

Rear Garden

Driveway



Additional Information:

Council Tax Band: B

EPC Rating: D

Tenure: Freehold

**Offers Over £220,000
Freehold**



GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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