



william
h brown
for sale
Sudbury
01787 379372

Spring Gardens, Long Melford, Sudbury CO10 9JW


william
h brown

welcome to

Spring Gardens, Long Melford, Sudbury

NO ONWARD CHAIN Set in a quiet lane within the heart of Long Melford is this spacious two double bedroom cottage offering spacious accommodation. The property is enhanced with a first floor bathroom, ground floor shower room and benefits from a large rear garden and parking.



Entrance Porch

Door to front aspect. Radiator. Door leading to:-

Lounge / Diner

Two double glazed windows to front aspect. Central brick fireplace housing inset woodburner. Two radiators. Door leading to ground floor shower room.

Kitchen

Velux window. Double glazed window to rear aspect. Double glazed stable style door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integral double oven with inset hob and hood over. Integral fridge. Space for appliances. Radiator.

Shower Room

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Understairs storage cupboard, heated towel rail.

Landing

Double glazed window to rear aspect. Large airing cupboard.

Bedroom One

Double glazed windows to front and rear aspects. Exposed brick chimney breast. Radiator.

Bedroom Two

Double glazed window to front aspect. Access to loft. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and shower over. Heated towel rail.

Front Garden

The front garden has a shingled driveway and mature shrubs to borders.

Rear Garden

The large, mature rear garden commences with a patio seating area. The remainder has areas of lawn, well stocked beds and mature shrubs.



view this property online williamhbrown.co.uk/Property/SUD111473



welcome to

Spring Gardens, Long Melford, Sudbury

- No onward chain
- Two double bedrooms
- First floor bathroom and ground floor shower room
- Spacious lounge/diner
- Large rear garden

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

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111473



Property Ref:
SUD111473 - 0007

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