

Summary

A beautifully presented two bedroom end terrace home located just a short walk from Long Melfords historic high street and all of the amenities it has to offer. Further benefiting from a modern kitchen, open plan kitchen/diner, ground floor w/c, bathroom, front and rear gardens and allocated parking.

Description

Approximate Room Sizes

ENTRANCE HALL Window to front, stairs case ascending, built in storage cupboard & under stairs recess

GROUND FLOOR CLOAKROOM Low level W/C, pedestal wash hand basin, radiator

KITCHEN / LIVING ROOM 20' 7" x 14' 6" (6.27m x 4.42m) Sitting Area - Double glazed window to front, radiator, French doors leading to garden.

Kitchen Area - Double glazed window to rear, range of wall and base units with work surfaces over, sink with mixer tap over, oven with gas hob and extractor over, cupboard housing boiler, integral fridge, washing machine & dishwasher

LANDING Doors to bedrooms, bathroom & built in cupboard

BEDROOM 1 14' 5" x 8' 5" (4.39m x 2.57m) Dual aspect room with double glazed windows to front & rear, radiator

BEDROOM 2 11' 6" x 5' 4" (3.51m x 1.63m) Two double glazed windows to rear, radiator

BATHROOM 8' 9" x 5' 0" (2.67m x 1.52m) Double glazed window to front, low level W/C, pedestal wash hand basin, panelled bath with shower over.

OUTSIDE To the front is patio area with picket fencing, and rear is patio enclosed by wooden fencing. There is also a communal area which has large patio area and flower borders. Allocated parking for 1 vehicle

AGENTS NOTE Estate Charge - Circa £400 per annum

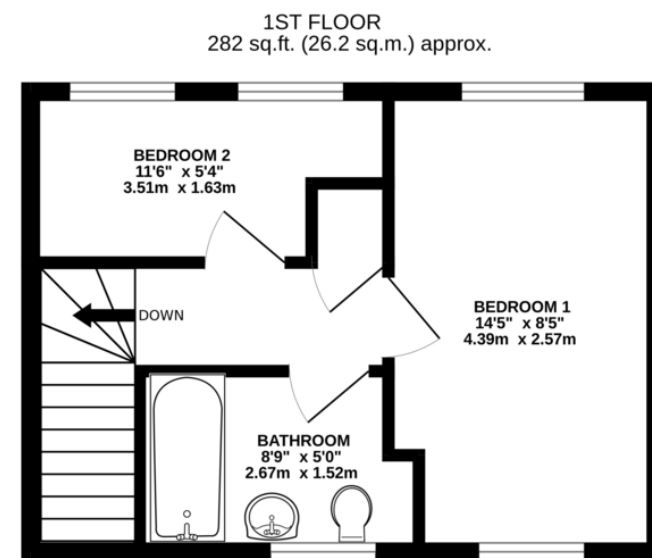
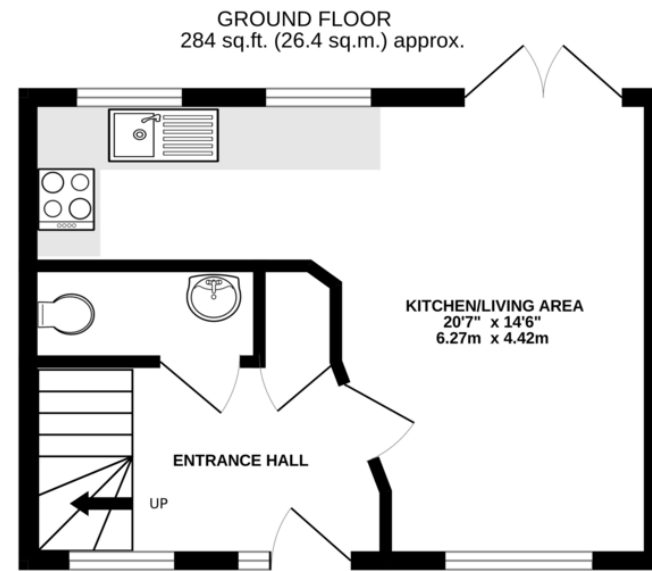
All property owners have a share in the management of the communal areas & are involved in agreeing what work needs to be carried out.

Additional Information

Local Authority – Babergh District Council
Council Tax Band – C
Tenure – Freehold
Services – %full_services%
Post Code – CO10 9FG

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400





TOTAL FLOOR AREA : 566 sq.ft. (52.6 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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If you would like to speak to one of our mortgage advisors call now – 01787 468400

Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Wreford Court | Long Melford | CO10 9FG

£230,000

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- 2 Bedrooms
- Modern Kitchen
- Sitting/Dining Room
- Ground Floor Cloakroom
- Located in the heart of Long Melford
- Allocated Parking
- No Onward Chan