



Wreford Court | Long Melford | CO10 9FG

£900 pcm

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 WC, bathroom, front and rear gardens and allocated parking.

- Available July
- Two Bedrooms
- Allocated Parking
- Ground Floor Cloakroom
- Open Planned Living
- Popular Location

ENTRANCE HALL Window to front. Stairs case ascending to first floor. Built in storage cupboard and under stairs recess.

GROUND FLOOR CLOAKROOM Low level WC and pedestal wash hand basin. Radiator.

KITCHEN / LIVING ROOM 20' 2" x 15' 3" > 6' (6.15m x 4.65m) 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 and dishwasher.

LANDING Doors to bedrooms, bathroom and built in cupboard.

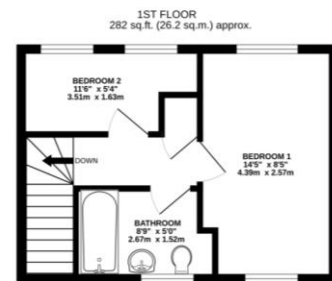
MASTER BEDROOM 15' 2" x 8' 8" (4.62m x 2.64m) Dual aspect windows to front and rear. Radiator.

BEDROOM 2 10' 8" x 6' (3.25m x 1.83m) Two windows to rear. Radiator.

BATHROOM Window to front. Low level WC, 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. Allocated parking for one vehicle.

Local Authority – Babergh District Council
Council Tax Band – C
Post Code – CO10 9FG



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 walls, windows, doors 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, fixtures and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Issue with MRP/023



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 76 | 91 |

Very energy efficient - lower running costs

(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

| Environmental (CO ₂) Impact Rating | |
|--|-----------|
| Current | Potential |
| 80 | 94 |

Very environmentally friendly - lower CO₂ emissions

(92-100) A
(81-91) B
(69-90) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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

