

DAVID  
BURR



**3 Coles Green Cottages, Belchamp St Paul, Sudbury, Suffolk CO10 7BS**

This Victorian terraced property is situated in one of the area's most sought after villages overlooking the village green. The property offers tastefully presented living accommodation blending original period features with modern finishes with the added benefit of off-road parking and enclosed rear garden.

**Guide £265,000**

### 3 Cole Green Cottages, Belchamp St Paul, Sudbury, Suffolk CO10 7BS

3 Cole Green Cottage offers well-presented living accommodation with the SITTING ROOM featuring a log burner with views over the village green. The extensively fitted KITCHEN/BREAKFAST ROOM includes an integrated electric cooker and hob with hood over, a stainless steel sink and drainer and plumbing for a washing machine. To the rear is the BATHROOM with WC, wash basin and bath with shower over.

#### First Floor

On the first floor are 2 BEDROOMS with Bedroom 1 overlooking the village green.

SITTING ROOM  
KITCHEN/BREAKFAST ROOM  
BATHROOM  
2 BEDROOMS

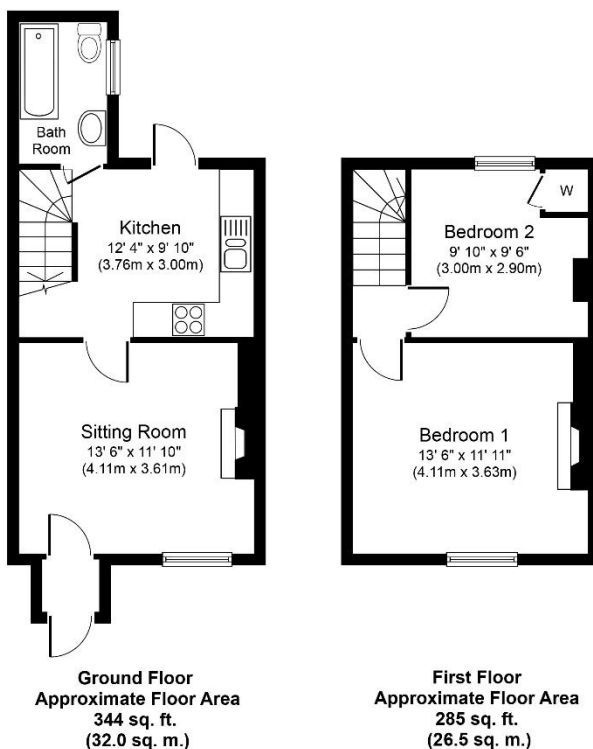
#### Outside

To the front of the property is a paved parking area and to the rear the garden has been designed with low maintenance in mind with a paved terrace and raised beds.

**Agents Note:** There is a right of way through the neighbouring garden for bin access.

#### Location

Belchamp St Paul is a sought after village clustered around a picturesque green amidst open, undulating countryside. Village facilities include a popular primary school, a traditional public house, a fine thatched village hall and a parish church. The historic market town of Clare with its comprehensive amenities is 4 miles away. For the commuter there are rail options to London Liverpool Street, Junction 27 M25 is a one hour drive and Stansted, Chelmsford, Colchester and Cambridge are all nearer.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Viewing strictly by appointment with David Burr.

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Bury St Edmunds (01284) 725525  
Linton & Villages (01440) 784346  
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#### Additional information:

Services: Mains water and electricity.

None of the services have been tested by the agent.

Local Authority: Braintree District Council Tax Band: C. £1,760.84 per annum.

Tenure: Freehold.

EPC Rating: E.

Viewing: Strictly by appointment through David Burr – 01787 277811.

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