



**3 Bridge Cottages, Lower Street,
Cavendish, Suffolk**

**DAVID
BURR**

3 BRIDGE COTTAGES, LOWER STREET, CAVENDISH, SUFFOLK, CO10 8AF

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

A charming cottage in a highly regarded and picturesque village which has recently undergone refurbishment. Accommodation includes a sitting room with an open fireplace, a kitchen/breakfast room, double bedroom and bathroom. There is the further benefit of a private rear garden with terracing, lawns and a summerhouse.

A charming one-bedroom cottage in a pretty Suffolk village.

Front door leading to:-

SITTING ROOM: 12'7" x 12'4" (3.84m x 3.76m) With exposed timbers and a charming floor-to-ceiling exposed mellow red brick chimney breast with oak hearth and brick arch. Thumb latch door leading to a useful understairs storage cupboard which contains space for coats and shoes and the gas boiler. Opening with staircase leading to first floor and a thumb latch door leading to:-

KITCHEN/BREAKFAST ROOM: 15'3" x 8'1" (4.65m x 2.47m) Recently refitted to a high standard with porcelain floor tiles and a matching range of base and wall level Howdens cupboard units with marble effect worksurfaces incorporating a four-ring Lamona electric hob with extractor fan above and a stainless-steel sink with mixer tap above and drainer to side. Space for a free-standing refrigerator/freezer, space and plumbing for a washing machine and an additional appliance. Window overlooking the rear garden and door leading to outside. Space for a breakfast table and chairs.

First Floor

LANDING: With a window above the staircase and recessed shelving and with a useful storage cupboard with inset hanging rail off. Exposed timbers and thumb latch doors leading to:-

BEDROOM: 12'6" x 9'10" (3.81m x 3.00m) With exposed pine floorboards and a double-glazed window overlooking the street scene.

BATHROOM: Containing a bath with a mixer tap and shower attachment over with tiled surround and exposed timbers above. WC and pedestal wash hand basin.

Outside

The cottage is approached via a walkway to the front and has the further benefit of a generous rear garden which contains an elevated paved terrace, area of lawn bordered by well-stocked beds and a summerhouse to the rear of the plot.

AGENT'S NOTES

As is not uncommon with properties of this ilk, a right-of-way exists across the rear of the property for the benefit of neighbouring houses.

The property is situated in a conservation area but is unlisted.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

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LOCAL AUTHORITY: West Suffolk Council. West Suffolk House, Western Way, Bury St Edmunds IP33 3YU. 01284 763233

COUNCIL TAX BAND: A

TENURE: Freehold

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 80 mbps download, up to 20 mbps upload.
Phone signal: Yes – EE, Three, O2, Vodafone.

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WHAT3WORDS: stiletto.masks.pockets

VIEWING: Strictly by prior appointment only through DAVID BURR.

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