



**7 Southgate Street,
Long Melford, Suffolk.**

**DAVID
BURR**

7 SOUTHGATE STREET, LONG MELFORD, SUDBURY, SUFFOLK. CO10 9HU

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

A spacious two-bedroom cottage with a generous West facing garden, located within close proximity to village amenities. The accommodation provides two spacious reception rooms, kitchen, two bedrooms and a family bathroom. There is the benefit of a further room which could be utilised as a study as well as a generous rear garden. The property is offered unfurnished and is available from mid-April.

A Charming two-bedroom cottage on the edge of East Anglia's most highly regarded villages.

Front door leading to:

SITTING ROOM: 11'6" x 11'1" (3.52m x 3.4m) A bright and welcoming space with engineered wood effect flooring and door leading to:

DINING ROOM: 11'6" x 11'1" (3.52m x 3.4m) With a continuation of wood effect flooring, ample space for a table and chairs, useful under stairs storage cupboard and staircase off and doors leading to:

KITCHEN: 11'9" x 6'8" (3.6m x 2.05m) Finished to an exceptional quality and finished with a matching range of base and wall level shaker style cream units with wood effect work surfaces and splash backs incorporating electric Lamona oven with four ring induction Lamona hob with extraction above and glass splashback, stainless steel Lamona sink with mixer tap above and drainer to side. Space and plumbing for washing machine and space for free standing refrigerator.

REAR HALL: 23'9" x 9'2" (7.24m x 2.81m max measurement) A useful space which could be utilised as a boot room, study or for additional storage. Door leading onto rear garden.

First Floor

LANDING: With access to loft and doors leading to:

BEDROOM 1: 11'7" x 11'1" (3.54m x 3.4m) A generous double bedroom with window to front.

BEDROOM 2: 11'6" x 5'8" (3.53m x 1.73m) Enjoying far reaching countryside views to the rear.

FAMILY BATHROOM: 7'11" x 5'11" (2.42m x 1.82m) Bath with tiled surround, mixer tap and shower attachment above, low level fitted WC, wash hand basin with storage unit below and heated towel rail.

Outside

To the rear of the property is a generous garden comprised primarily of a large brick paved patio with large **TIMBER STORAGE SHED**.

7 SOUTHGATE STREET, LONG MELFORD, SUDBURY, SUFFOLK. CO10 9HU

Agents Notes

As is not uncommon of properties of this ilk the property benefits from a right of way across neighbouring properties.

SERVICES: Mains water and drainage. Mains electricity. Electric heating
NOTE: None of these services have been tested by the agent.

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

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: A

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

PRICE: £850 per calendar month

DEPOSIT: £980.76 (equivalent to 5 x weekly rent)

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



