

DAVID
BURR

**5 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.

This charming but spacious two-bedroom end-of-terrace cottage occupies a corner plot with generous grounds and off-road parking to the rear. This property is in need of a full renovation and is being offered with **NO ONWARD CHAIN**.

A two-bedroom end-of-terrace cottage in need of renovation.

Offers over £160,000

LONG MELFORD (01787) 883144

*Bury St. Edmunds Castle Hedingham Clare Leavenheath Newmarket Woolpit London SW1
www.davidburr.co.uk*

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SITTING ROOM: 14'11" x 12'4" (4.55m x 3.76m)

KITCHEN/BREAKFAST ROOM: 14'4" x 7'5"
(4.37m x 2.26m)

First floor

LANDING:

BEDROOM 1: 12'2" x 8'3" (3.71m x 2.51m)

BEDROOM 2: 12'7" x 8'10" (3.84m x 2.69m)

BATHROOM:

Outside

Garden and off-road parking.

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

AGENT'S NOTES

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

The property suffered from surface water flooding in 2023.

The property is situated in a conservation area.

EPC RATING: G. A copy of the energy performance certificate is available on request.

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

Council Tax Band: B.

WHAT 3 WORDS: ///frock.florists.topic

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES:

Broadband: Yes. **Speed:** 80 mbps download, 20 mbps upload

Phone signal: Yes – EE, Three, O2, Vodafone.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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