

DAVID
BURR

Coming Shortly

Contact 01787 883144
for more information

DAVID
BURR

**3 Little St. Marys,
Long Melford, Suffolk**

3 LITTLE ST. MARYS, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9LB

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).

This charming two-bedroom cottage is centrally located and ideally placed for both village amenities and countryside walks.

A charming two-bedroom cottage close to village amenities and countryside walks.

SITTING ROOM: A solid wooden and glass panel door brings you to this room with large sash window to the front, soft white red brick fireplace with cast iron grate with useful alcove shelving and storage cupboard. Glass panel door leading to:-

KITCHEN/BREAKFAST ROOM: The kitchen is fitted with a wide range of matching traditional cupboards with a stone effect worktop and matching breakfast bar with attractive tile splashback, integrated sink with drainer unit, oven with gas hob with large pantry style cupboard and space for fridge/freezer, exposed timbers and doors leading to:-

UTILITY/GARDEN ROOM: A timber framed single storey extension with space for washing machine and tumble dryer as well as a breakfast bar seating area with pretty views over the rear garden and glass panel door leading to rear garden terrace.

First Floor

LANDING: Doors leading to:-

BEDROOM 1: A generous master bedroom with sash window offering pretty street scene views to the front with ornate Victorian style cast iron grate and fireplace with space for large double bed as well as other bedroom furniture.

BEDROOM 2: A generous second bedroom with casement window providing views over the rear garden.

BATHROOM: A three-piece suite consisting of a large panel bath with mixer tap and handheld shower with shower screen, WC and wash hand basin with views over the rear garden and useful over stairs storage cupboard that also houses the boiler.

Outside

To the front of the property you will find an abundance of on street parking with side access gate providing rear access. To the immediate rear of the property is a terrace seating area with the rest of the garden being predominantly laid to lawn with a useful brick garden store to the rear of the garden.

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.

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

COUNCIL TAX BAND: B.

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CONSTRUCTION TYPE: Brick.

WHAT3WORDS: fillings.slamming.clip

PRICE: £950 pcm

DEPOSIT: £1,096.15

TENURE: A holding deposit of one weeks 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.

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.

FLOORPLAN TO BE APPENDED

