



**2 Mills Lane, Rodbridge Corner,
Long Melford, Suffolk**

**DAVID
BURR**

2 MILLS LANE, RODBRIDGE CORNER, LONG MELFORD, SUFFOLK, CO10 9HJ

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 two-bedroom end of terrace house situated within just a short distance of village amenities and countryside walks. The property contains accommodation over three levels which includes a sitting room, kitchen/breakfast room, two bedrooms and a bathroom as well as a utility room on the ground floor. There is the additional benefit of a south facing garden and off-street parking for a vehicle.

A two-bedroom end of terrace cottage with south facing garden and parking.

Front door leading to:-

ENTRANCE VESTIBULE: With space for coats and shoes and front door leading to:-

SITTING ROOM: With a central open fireplace with brick surround and pine mantel, storage cupboard to one side and a window overlooking the front garden. Thumb latch door leading to:-

KITCHEN/DINING ROOM: With space for a breakfast table and chairs and a matching range of base and wall level wood units with wood effect worksurfaces incorporating a one-and a half ceramic sink with mixer tap above and drainer to side. Space for a free-standing cooker, space and plumbing for a dishwasher and space for a below countertop refrigerator. Staircase rising to first floor and lobby with storage cupboards off.

UTILITY: With space and plumbing for a washing machine and worksurface above.

First Floor

LANDING: With staircase rising to second floor, exposed timbers and studwork and doors leading to:-

BEDROOM 1: With plenty of room for a double bed and a double wardrobe with inset shelving and hanging rail. Secondary glazed window with outlook over the street scene.

BATHROOM: Containing a bath with mixer tap and shower attachment over, WC, pedestal wash hand basin, heated towel rail and timber storage cupboards.

Second Floor

BEDROOM 2: With exposed timbers, eaves storage and recessed shelving.

Outside

In front of the property is a driveway with **OFF-ROAD PARKING** for one vehicle and a path leading to the front door.

To the rear is a stone paved terrace with a south facing aspect, area of lawn and a number of mature shrubs and trees. A passageway leads down the side of the property and back to the driveway.

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

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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: B

PRICE: £875 pcm

DEPOSIT: £1009.61

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.

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 1000 mbps download, up to 220 mbps upload
Phone signal: O2 and Vodafone limited indoor. EE, Three, O2 and Vodafone outdoor likely.

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WHAT3WORDS: qualifier.inches.zoom

VIEWING: Strictly by prior appointment only through DAVID BURR.

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