



**Maltings, High Street, Cavendish, Sudbury CO10 8AZ**



**william  
h brown**

**welcome to**

**Maltings, High Street, Cavendish, Sudbury**

\*NO ONWARD CHAIN\* Set within a beautiful private close within the heart of the highly regarded village of Cavendish is this spacious two bedroom home, benefitting from a ground floor cloakroom, off road parking and stunning views over the church.



### **Entrance Hall**

Double glazed door to front aspect. Electric radiator.

### **Cloakroom**

Suite comprising low level WC and wash hand basin.

### **Lounge**

15' 2" x 15' ( 4.62m x 4.57m )

Double glazed window to rear aspect and double glazed door leading to garden. Brick fireplace, electric radiator.

### **Kitchen / Breakfast Area**

12' 7" x 8' 4" ( 3.84m x 2.54m )

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven with hob and hood over. Understairs cupboard.

### **Landing**

Access to loft..

### **Bedroom One**

11' 9" x 5' 2" ( 3.58m x 1.57m )

Two double glazed windows to rear aspect with views over the church. Electric radiator.

### **Bedroom Two**

15' 2" x 9' 4" ( 4.62m x 2.84m )

Two double glazed windows to front aspect. Electric radiator.

### **Bathroom**

Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail, airing cupboard.

### **Front Garden**

Allocated parking space and visitor's parking.

### **Rear Garden**

The rear garden has views over the church and has a patio seating terrace as well as raised beds.

### **Agent's Note**

The vendor has advised the property had a new roof and hot water system in 2023. The Fischer Future Heat electric radiators were installed in 2016, which each have their own wireless thermostat.

Total square footage 85 square meters.



***view this property online*** [williamhbrown.co.uk/Property/SUD111036](http://williamhbrown.co.uk/Property/SUD111036)



welcome to

## Maltings, High Street, Cavendish Sudbury

- Two bedrooms
- No onward chain
- 85 square meters
- Spacious lounge
- Beautiful views over the church

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD111036](http://williamhbrown.co.uk/Property/SUD111036)



Property Ref:  
SUD111036 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](http://williamhbrown.co.uk)