



St Catherines Road | Long Melford | CO10 9JU

An immaculate 3 bedroom property located in the centre of Long Melford with off road parking for 2 vehicles. This spacious home benefits from lounge and dining area, a good size garden, first floor bathroom and views over farmland.

£1000 pcm

- 3 Bedrooms
- Deceptively Spacious
- Good Size Garden
- Modern Kitchen
- Off Road Parking
- Immaculately Presented
- Available Now

Approximate Room Sizes

ENTRANCE PORCH 2' 7" x 3' 4" (0.80m x 1.04m)

LOUNGE 11' 10" x 11' 0" (3.61m x 3.37m) Double glazed window to front, radiator

DINING ROOM 11' 10" x 8' 2" (3.61m x 2.50m) Radiator, stairs ascending

KITCHEN 11' 8" x 7' 1" (3.58m x 2.17m) Modern kitchen with French doors to garden and double glazed window to rear, range of wall and base units with work surfaces over incorporating oven with hob and extractor over, sink with mixer tap, built in dishwasher

LANDING

MASTER BEDROOM 9' 4" x 11' 1" (2.86m x 3.40m) Double glazed window to front & radiator

BEDROOM TWO 7' 2" x 9' 5" (2.20m x 2.88m) Double glazed window to rear, radiator

BEDROOM THREE 6' 5" x 8' 0" (1.96m x 2.45m) Double glazed window to front, radiator

BATHROOM Window to rear, W/C, pedestal wash hand basin, panelled bath with shower over, towel rail radiator

OUTSIDE The garden commences with patio area, outbuilding housing boiler and washing machine, the remainder of the garden is laid to lawn with path leading to end of the garden. Shed and parking for 2 vehicles at end of garden, accessed via Liston Lane.

Agents Note *(All fees are inclusive of VAT)*

- Excellent references will be required by any one renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – Babergh District Council
Council Tax Band – B
Post Code – CO10 9JU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

