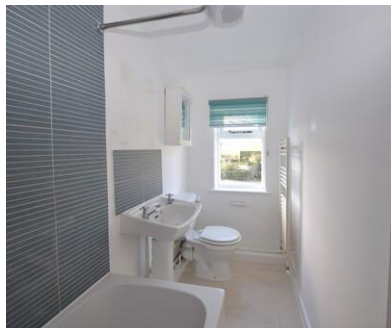


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ESTATE AGENTS



Little St Marys, Long Melford, Suffolk

£895

Property Summary

Available now, this well presented 1 bedroom property located in the heart of Long Melford. The property benefits from a good sized garden, separate study room and has been freshly decorated throughout. Call us now to secure your viewing!

- 1 Bedroom
- Good Sized Garden
- Separate Office Room
- Freshly Decorated
- Village Location
- Available Now



Available now, this well presented 1 bedroom property located in the heart of Long Melford. The property benefits from a good sized garden, separate study room and has been freshly decorated throughout. Call us now to secure your viewing!

AGENTS NOTE

- This landlord will consider 1 dog OR 1 cat.
- The neighboring property has access across the garden for bins.

LIVING ROOM

Wooden sash window to front aspect, built in shelving, radiator.

KITCHEN

Range of white wall and base units with worktop over, integrated oven with hob and extractor above. Sink with drainer, wooden sash window to rear aspect, radiator.

BEDROOM

Wooden sash window to front aspect, radiator.

STUDY

Wooden sash window to rear aspect, radiator, cupboard housing gas boiler.

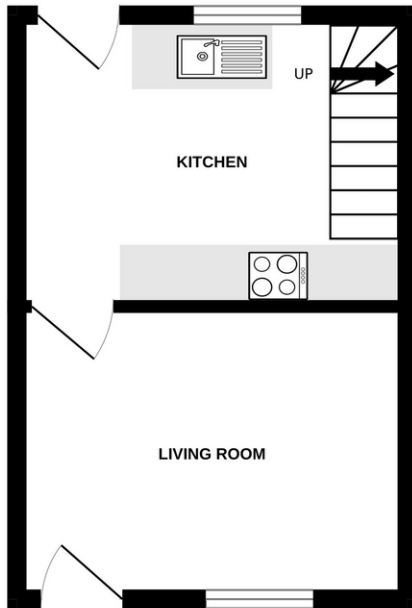
BATHROOM

Wooden sash window to rear aspect, W/C, pedestal wash hand basin, bath with shower over, heated towel rail.

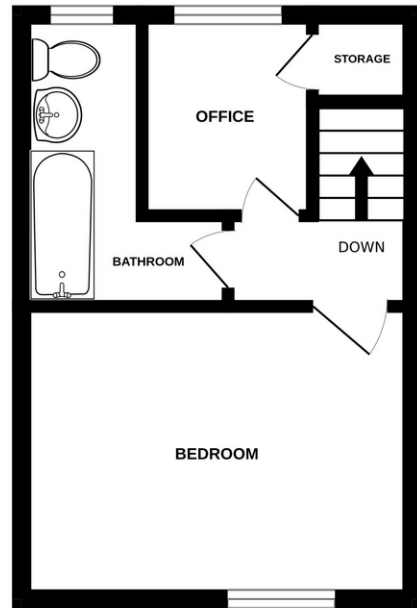
OUTSIDE

The garden commences with a small gravel area, the remainder of the garden is laid to lawn with various shrubs.

GROUND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional Information

Tenure:

Council Tax Band: B

Local Authority:

Post Code: CO10 9LB

Viewings by appointment only

Tel: 01787 468408

Email: sudbury@bychoice.co.uk

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