

To Let

ESTATE AGENTS
BYchoice

www.bychoice.co.uk

Lettings & Management



Long Melford £800pcm



*** Available Late June - Unfurnished ***

Bychoice are delighted to offer this extended 3 bedroom home in the popular village of Long Melford. It benefits from an entrance hall, open plan lounge & dining room, kitchen, refitted bathroom with separate shower cubicle, garage, off road parking & gardens.

To view this property please call Sudbury Office on 01787 468408





ENTRANCE HALL

LOUNGE / DINING ROOM - 23'3" (7.08m) max > 11'10" (3.60m)
min x 10'5" (3.17m)

KITCHEN - 20'8" x 7'9" (6.3m x 2.36m)

FIRST FLOOR LANDING

BEDROOM 1 - 12'1" x 10'5" (3.68m x 3.18m)

BEDROOM 2 - 11'3" x 10'5" (3.43m x 3.18m)

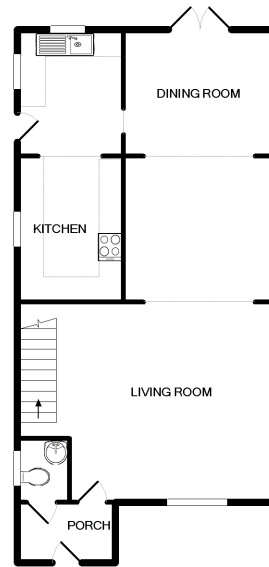
BEDROOM 3 - 8'4" x 8'4" (2.54m x 2.54m)

BATHROOM

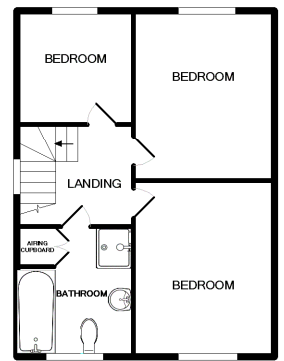
With separate shower cubicle

OUTSIDE

To the front the property is mainly laid to lawn providing off road parking and access to the garage. There is a purple slate chipping area and brick wall border. To the rear the garden commences with a paved patio area, the rest is mainly laid to lawn with access to the front garden via a side gate.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

HEATING

Gas Central

COUNCIL TAX BAND

C - Babergh District Council

AGENTS NOTE

- * Excellent references will be required by anyone renting through Bychoice *
- * A minimum deposit of 6 weeks rent is required (subject to change) *
- * Tenants will be required to provide their own contents insurance *
- * With regret we cannot accept - Smoking - *

Directions From Sudbury, continue along on Hall Street & turn right at the Bull Hotel onto Bull Lane. Turn right onto Cordell Road and continue to the end, turn right into Swanfield and the property can be found on the right hand side.