



Offers In Excess Of £240,000

St Catherines Road, Long Melford



THE PROPERTY

This charming 2/3 bedroom semi-detached Victorian home in Long Melford blends character with modern convenience. The spacious sitting/dining room features a bay window overlooking the front garden, creating a bright and welcoming space. The well-equipped kitchen offers ample storage and workspace, ideal for family meals.

A ground floor shower room with a separate W/C adds practicality, while the main bedroom benefits from its own W/C. Two additional bedrooms provide flexible living options, perfect for a growing family or home office. Outside, the generous rear garden is perfect for outdoor enjoyment.

THE LOCATION

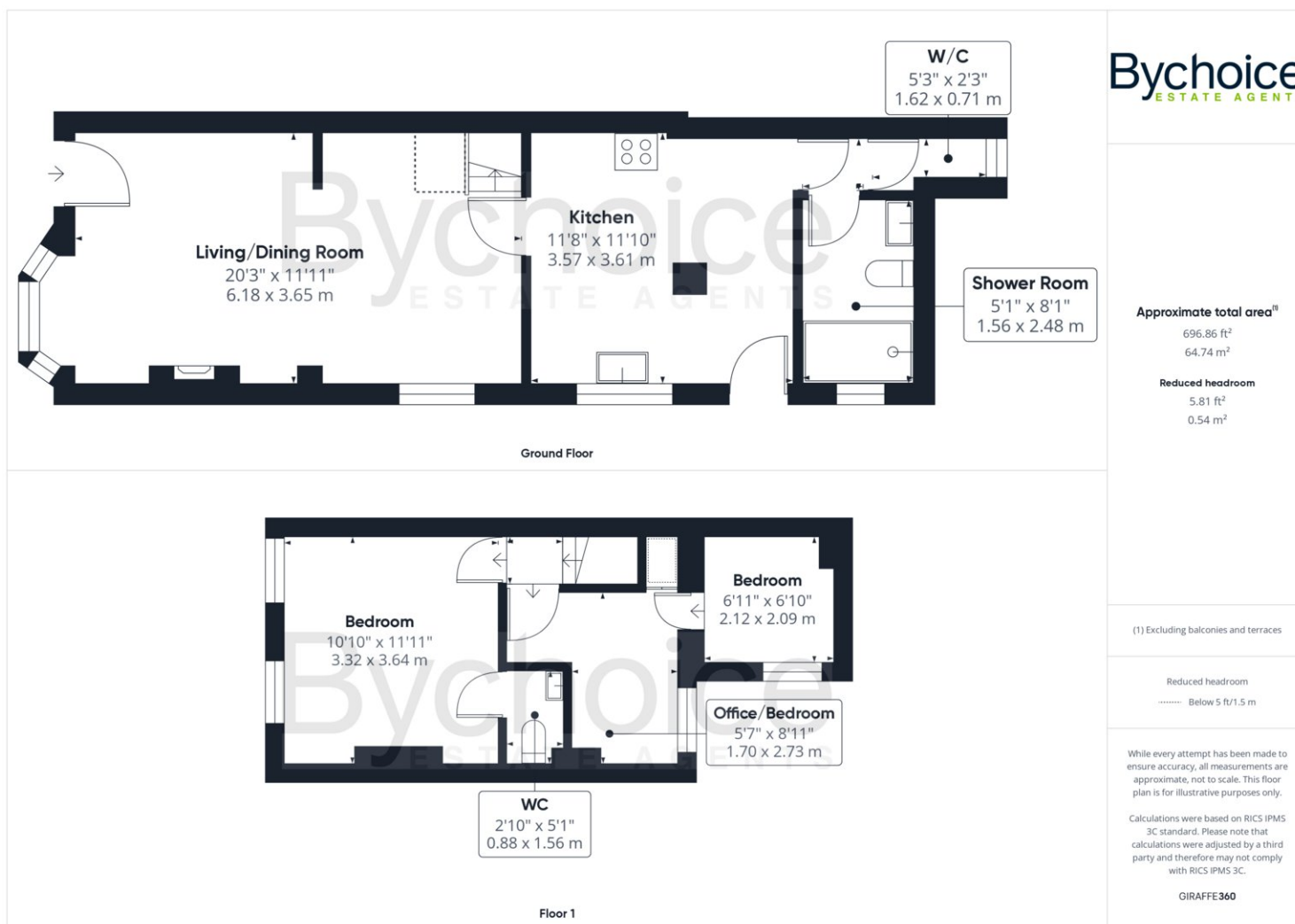
Long Melford is a historic Suffolk village known for its Tudor and medieval architecture, including the National Trust's Long Melford Hall. The village boasts independent shops, antique stores, and cosy cafés, offering a unique shopping and dining experience.

Surrounded by picturesque countryside and the River Stour, it's ideal for scenic walks and cycling. With excellent schools and a strong community spirit, Long Melford offers rural charm with easy access to Sudbury and major transport links.









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Council & Council Tax Band – Babergh District Council - Band C

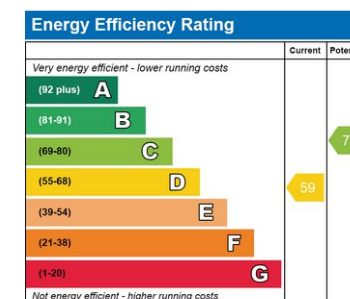
Tenure – Freehold

Broadband – Ultrafast broadband available, with download speed of up to 1000 Mbps and upload speeds of up to 1000 Mbps available

Mobile Coverage – Voice & Data likely outdoors with EE, O2, Vodafone & Three

Utilities – Mains Drainage, Mains Water, Mains Electric, Gas Central Heating

Property Construction – Brick construction



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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