

Bychoice

ESTATE AGENTS



St Catherines Road, Long Melford

£950

Property Summary

An immaculate two-bedroom property situated in the heart of Long Melford. This charming home offers a cozy lounge, a separate dining area, and a generously sized garden. Available now!

- Available Now
- Popular Location
- 2 Bedrooms
- Modern Kitchen & Bathroom
- Separate Dining Room
- Generous Sized Garden



ENTRANCE HALL

Exposed brick porch with small window to side aspect.

LIVING ROOM

11'10" x 10'10" (3.60 m x 3.30 m)

Feature fireplace, window to front aspect.

DINING ROOM

11'10" x 10'2" (3.60 m x 3.10 m)

Feature fireplace, open serving hatch into kitchen.

KITCHEN

The kitchen comprises of a range of matching wall and base units with work surface over and integrated hob and oven. Stainless steel sink with drainer. Cupboard housing boiler, window to rear aspect.

LANDING

Cupboard containing water tank.

BEDROOM 1

13'9" x 10'10" (4.20 m x 3.30 m)

Feature fireplace, window to front aspect.

BEDROOM 2

10'2" x 7'10" (3.10 m x 2.40 m)

Window to rear aspect.

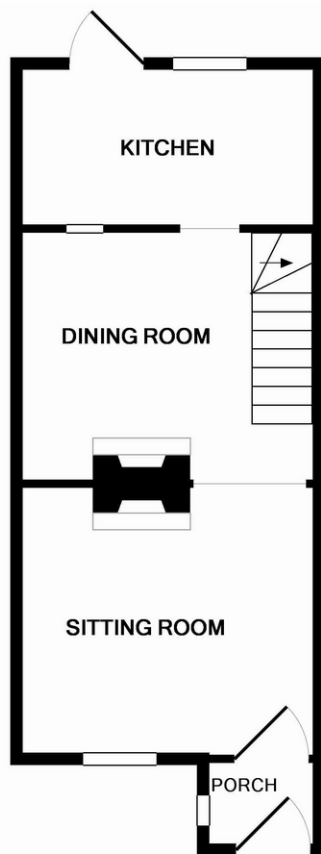
BATHROOM

White bathroom suite with paneled bath and shower over, toilet, hand basin and skylight window.

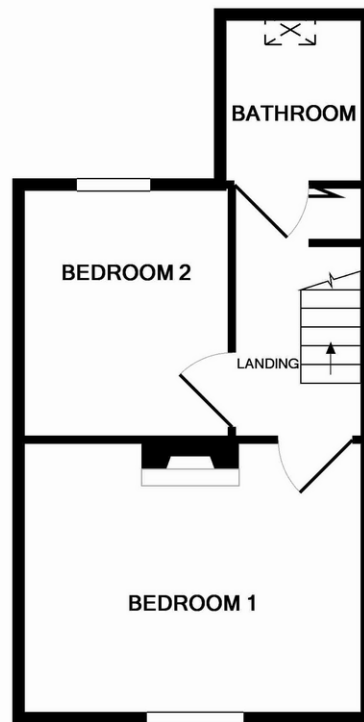
OUTSIDE

The property features a quaint shingled front garden with a pathway leading to the entrance porch. There is also side access to the property, providing convenient space for bin storage.

The rear garden commences with a paved patio area and the rest is mainly laid to lawn and is enclosed by fencing.



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 as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Additional Information

Tenure:

Council Tax Band: B

Local Authority: Babergh District Council

Post Code: CO10 9JU

Viewings by appointment only

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