

Offers In Excess Of £175,000

The Barley House, Long Melford



THE PROPERTY

This well maintained two bedroom duplex is offered with no onward chain and is located in the highly regarded village of Long Melford.

The property is entered via an entrance hall which provides access to the main living accommodation. The living and dining room is a bright and welcoming space, enhanced by a Juliet balcony that allows plenty of natural light. A serving hatch links the dining area to the kitchen, creating a practical and sociable layout.

The kitchen is well appointed with ample worktop and cupboard space and benefits from integrated appliances including an oven, hob, extractor fan, fridge freezer and inset sink.

To the upper floor are two well proportioned bedrooms, both enjoying good levels of natural light. The bathroom is finished in a modern style with attractive tiling and comprises a bath with shower over, WC and pedestal wash hand basin.

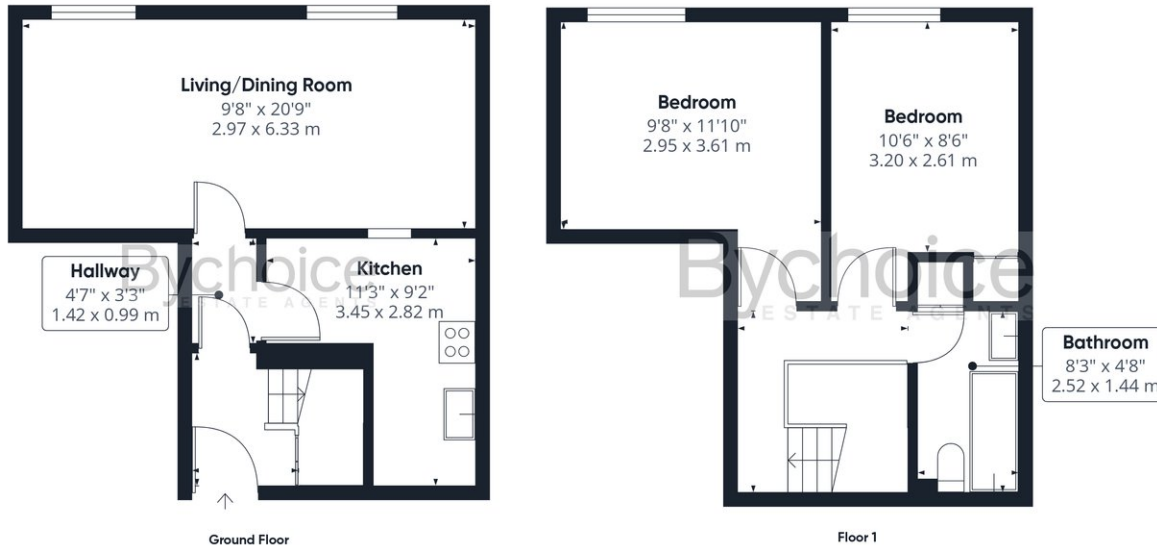
THE LOCATION

Long Melford is a highly sought after Suffolk village, known for its historic charm, attractive architecture and strong community feel. The village features a variety of independent shops, antique centres, cafés and restaurants, offering a vibrant yet relaxed lifestyle. Surrounded by open countryside and close to the River Stour, the area is ideal for walking, cycling and outdoor pursuits. Long Melford also hosts regular events and festivals throughout the year, adding to its appeal. The village benefits from well regarded local schools and good transport links, with the nearby market town of Sudbury providing additional amenities and rail connections to wider destinations.









Approximate total area⁽¹⁾
647 ft²
60.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

Tenure – Leasehold

Lease Length – 961 years remaining on lease

Service Charge – £1000 every 6 months

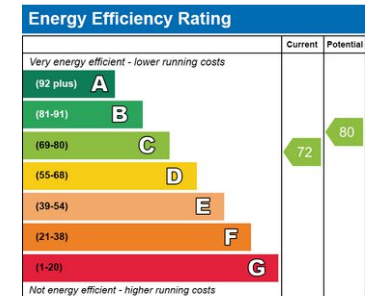
Ground Rent – £100 per annum

Broadband – Superfast broadband with downloads speeds of up to 60 Mbps and upload speeds of up to 17 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely outside with EE, Three, O2 & Vodafone. (Ofcom data)

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

Property Construction – Standard Brick Construction



Sudbury Office
01787 468400
sudbury@bychoice.co.uk
6 King Street, Sudbury, Suffolk, CO10 2EB

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.