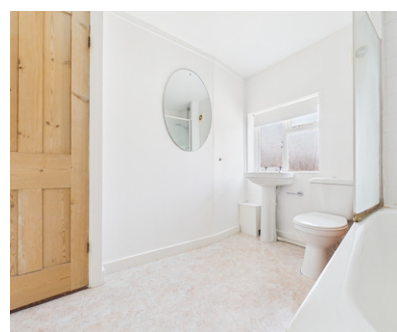


Bychoice

ESTATE AGENTS



Little St. Marys, Long Melford, Sudbury, Suffolk

£900

Property Summary

Charming one-bedroom home on Long Melford High Street. Features a bright living room with fireplace, fitted kitchen with garden access, spacious bedroom with storage, bathroom, and a low-maintenance rear garden.

- Available now
- One-bedroom home on Long Melford High Street
- Bright living room with front aspect window
- Characterful fireplace
- Fitted kitchen with worktop space
- Door to rear garden



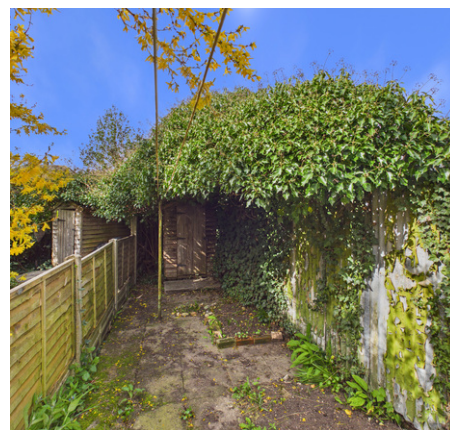
THE PROPERTY

Situated in the heart of Long Melford, this charming one-bedroom home offers comfortable and characterful accommodation throughout.

The property opens into a bright and welcoming living room, featuring a character fireplace and plenty of natural light. To the rear, the kitchen provides a practical layout with a range of storage, worktops, an integrated oven and hob, and direct access to the rear garden.

Upstairs, the generous bedroom benefits from a feature fireplace and built-in storage, while the bathroom is fitted with a bath with shower over, WC and pedestal basin.

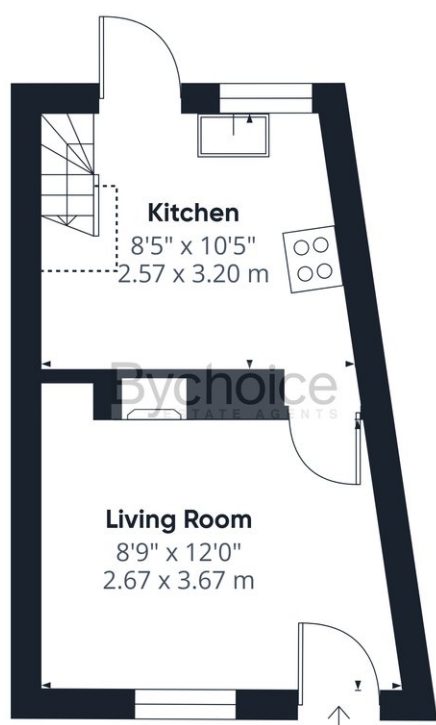
Outside, the property enjoys a low-maintenance rear garden, providing a pleasant outdoor space to relax.



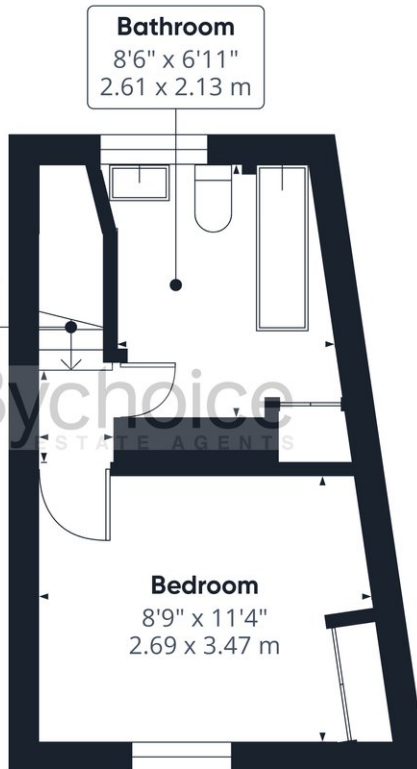
THE LOCATION

Located in the sought-after village of Long Melford, the property is within easy reach of a range of independent shops, cafés, restaurants and local amenities. Renowned for its historic charm, beautiful countryside and strong community, Long Melford offers a fantastic village lifestyle while remaining well connected to nearby Sudbury and surrounding Suffolk towns.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
361 ft²
33.5 m²

Reduced headroom
7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Additional Information

Council Tax Band:

Local Authority: Babergh District Council

Post Code: CO10 9LB

Viewings by appointment only

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Email: lettings@bychoice.co.uk