

DAVID
BURR

**19 WESTGATE STREET, LONG MELFORD,
SUDBURY, SUFFOLK**



Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London's Liverpool Street.

This charming red brick period cottage occupies a lovely position on the outskirts of the village. The accommodation is well presented throughout and retains much of its original character (exposed beams, fireplace, etc) and is further complemented by a south facing garden and countryside views.

A charming recently refurbished two bedroom period cottage with a south facing garden and countryside views.

To Let £1000 pcm

LONG MELFORD (01787) 883144

Castle Hedingham

Clare

Leavenheath

Newmarket

Woolpit

London SW1

www.davidburr.co.uk

19 WESTGATE STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9DS

SITTING ROOM: 4.97m x 3.68m (16'4" x 12'1")
Fitted barrier matting. Fireplace with attractive brick surround and arched brick recess to side, fitted book shelving, useful storage cupboards and solid Oak stable door to:



KITCHEN: 3.35m x 2.28m (11'0" x 7'6") A charming room with a high ceiling and lovely views over the garden and countryside beyond. A stable door opens to the rear terrace. The kitchen area has been finished with an extensive range of matching modern units. Granite style worktops incorporate a single drainer sink unit with vegetable drainer and mixer tap over. Breakfast bar, integrated electric oven, four ring hob and extractor fan over. Plumbing for washing machine and space for fridge/freezer.



BATHROOM: Bath with electric shower over, WC and wash hand basin. Linen cupboard.

First floor

LANDING: Access to loft storage space, solid Oak doors to:

BEDROOM 1: 3.75m x 3.07m (12'4" x 10'1") A charming room with a high ceiling and exposed red brick chimney.

BEDROOM 2: 2.74m x 2.33m (9'0" x 7'8" max)
There is a cleverly fitted bed space which makes for a useful single bedroom.

Outside

There is extensive (unallocated) **OFF ROAD PARKING** to the front of the cottage.



The **south facing** rear garden is a real feature of the property, with a large terrace, open expanse of lawn, established trees and shrubs with wonderful countryside views beyond. There are two useful buildings, one a brick structure which has light and power connected, the other a sizeable storage shed.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators.
NOTE: None of the services have been tested by the agent.



LOCAL AUTHORITY: Band B - Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

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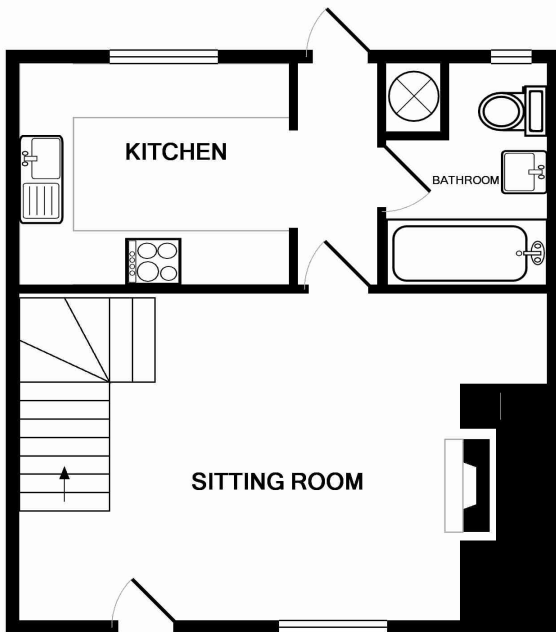
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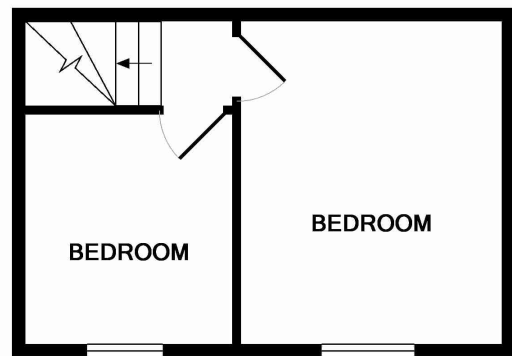
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VIEWING: Strictly by prior appointment only through DAVID BURR.

TENURE: A tenancy is available on an assured short hold basis for a minimum of 12 months. The tenant will be responsible for all outgoings including water rates and council tax. References will be required together with a substantial secure deposit of one and a half months rent. Prospective tenants will be required to pay a non-refundable administration fee of £150.00 for the first applicant and £50.00 per applicant thereafter, towards the cost of obtaining references. If a guarantor is required there will be an additional charge of £25.00 all cheques are to be made payable to Adrian Whitehouse.



GROUND FLOOR



1ST FLOOR



KeyHIPS Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyHIPS please visit www.keyhips.com
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