

DAVID
BURR

**1 THE STREET, BRENT ELEIGH,
SUDBURY, SUFFOLK. CO10 9NR**



Brent Eleigh is a charming Suffolk village surrounded by open countryside with a well-supported local pub and parish church. The village enjoys close links with the medieval village of Lavenham (2 miles) which provides a comprehensive range of amenities. A commuter rail link is available in nearby Sudbury (8 miles).

This one bedroom ground floor maisonette is set in the heart of the popular village of Brent Eleigh. The property is in the need of updating and would be a good investment for both first time buyers and 'buy to let' clients. The property benefits from a wet room, large reception room, communal garden and outside store.

**A ground floor maisonette located in the heart
of this popular Suffolk village.**

Guide £79,995

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ENTRANCE HALL:

SITTING/DINING ROOM: 4.46m x 4.04m. (14'7" x 13'3"). Built in double cupboard and large window overlooking the rear garden.



KITCHEN: 2.9m x 2.2m (9'5" x 7'1"). Roll edge worktop with integrated sink and drainer. Plumbing for washing machine. Space for fridge/freezer, cooker and freestanding cupboards.

Inner Hall: Large shelved cupboard and door leading to:

BEDROOM: 4.69m x 2.84m. (15'4" x 9'3"). Window overlooking the front garden.

WET ROOM: Shower, WC and wash hand basin.

Outside

A wooden fence and gate gives access to the front garden which is mainly lawn with some mature shrubs and an outside store.

LEASEHOLD: The property is subject to a 125 year lease with approximately 125 years remaining. **Service charge:** £220.00 per annum. **Ground rent:** £10.00 per annum.

SERVICES: Main water, drainage and electricity connected. **NOTE:** None of the services have been tested by the agent.

EPC RATING: Band E - A copy of the energy performance certificate is available on request.

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

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