



**4 Chestnut Terrace, Hall Street,
Long Melford, Suffolk**

**DAVID
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4 CHESTNUT TERRACE, HALL STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9JE

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 Liverpool Street (90 minutes).

A two double bedroom character property situated in the heart of Long Melford in need of a cosmetic uplift being offered with **NO ONWARD CHAIN**.

A character property in need of modernisation.

SITTING ROOM: 11'7" x 8'10" (3.53m x 2.69m) With gas effect fire and chimney breast with useful alcoves for living room furniture with large sash window overlooking Hall Street, generously high ceiling and door leading to:-

DINING ROOM: 12'5" x 11'7" (3.78m x 3.53m) Open fireplace with tiled surround, understairs cupboard and staircase to first floor with door leading to:-

KITCHEN: 6'0" x 4'1" (1.83m x 1.24m) Fitted with a range of wood effect cupboards with a granite effect worktop, integrated one-and-a-half sink with drainer unit and mixer tap, oven, hob and opening to:-

UTILITY: 5'7" x 5'1" (1.70m x 1.55m) Space for fridge/freezer and washing machine with glass panel doors leading to rear garden.

First Floor

LANDING: With stairs leading to second floor and door leading to:-

BEDROOM 2: 12'0" x 11'7" (3.66m x 3.53m) A generous second bedroom with space for a large double bed and other bedroom furniture with sash window offering street scene views to the front and rolling countryside beyond.

BATHROOM: A particularly spacious room with large cast-iron bath, close coupled WC, pedestal wash hand basin and a range of useful storage cupboards with pretty views over the rear garden.

Second Floor

BEDROOM 1: 21'6" (max) x 11'7" (6.55m x 3.53m) A generous double bedroom with two windows offering charming street scene views with countryside beyond. Beyond this you will find a **DRESSING AREA** with large eaves storage cupboard that would hand itself well to create an en-suite to this bedroom.

Outside

To the rear of the property you will find a long lawned area of garden with well-established rose bush borders that lead you to a rear garden terrace with useful outbuilding and coal **storage shed**.

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

AGENT'S NOTES

As is not uncommon with properties of this ilk, the property enjoys a right-of-way across neighbouring land for refuse access and access to the rear garden.

The property is situated within a conservation area.

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

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

COUNCIL TAX BAND: B.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 80 mbps download, up to 20 mbps upload

Phone signal: Yes – EE, Three, O2, Vodafone.

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WHAT3WORDS: ///husky.minds.intersect

VIEWING: Strictly by prior appointment only through DAVID BURR.

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