



Rio
Cavendish, Suffolk

DAVID
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Rio, Lower Street, Cavendish, Sudbury, Suffolk CO10 8AQ

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London's Liverpool Street.

This charming semi-detached Edwardian property is situated in the heart of Cavendish convenient for local amenities. The property has retained many original period features with impressive high ceilings and benefits from a large enclosed rear garden and two vehicles.

A spacious three bedroom semi-detached Edwardian property with a large garden and off-road parking.

Entrance into:

ENTRANCE HALL A spacious and welcoming hallway with chequered tiled flooring and panelled walls.

SITTING ROOM A charming room featuring an open fireplace with tiled hearth, panelled walls and French doors opening to the rear.

DINING ROOM/BEDROOM 4 Featuring an attractive fireplace with tiled inset, high ceiling and bay window to the front.

STUDY Featuring a former fireplace and outlook to the side.

KITCHEN/BREAKFAST ROOM A triple aspect room fitted with a range of units and worktops with a 1 1/2 bowl sink and drainer inset. Appliances include an electric oven with four ring hob, washing machine and fridge, whilst there is space for a table and chairs and a door leading to the rear.

CLOAKROOM Fitted with a WC and wash basin.

First Floor

LANDING Leads to:

BEDROOM 1 A lovely light room with a cast-iron fireplace, large storage cupboard and outlook to the rear garden.

BEDROOM 2 Also with a cast iron fireplace and bay window to the front.

BEDROOM 3 With cast-iron fireplace and outlook to the rear.

BATHROOM Fitted with a white WC, wash basin, tiled shower cubicle and panelled bath.

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Outside

The property is well set back from the road with private parking for two vehicles and a small front garden. The rear garden is an asset to the property featuring a covered loggia leading onto a paved terrace creating a delightful dining area. The gardens are predominantly lawned interspersed with a variety of mature trees, shrubs, apple trees and a vegetable garden creating a haven for wildlife.

TENURE: Freehold.

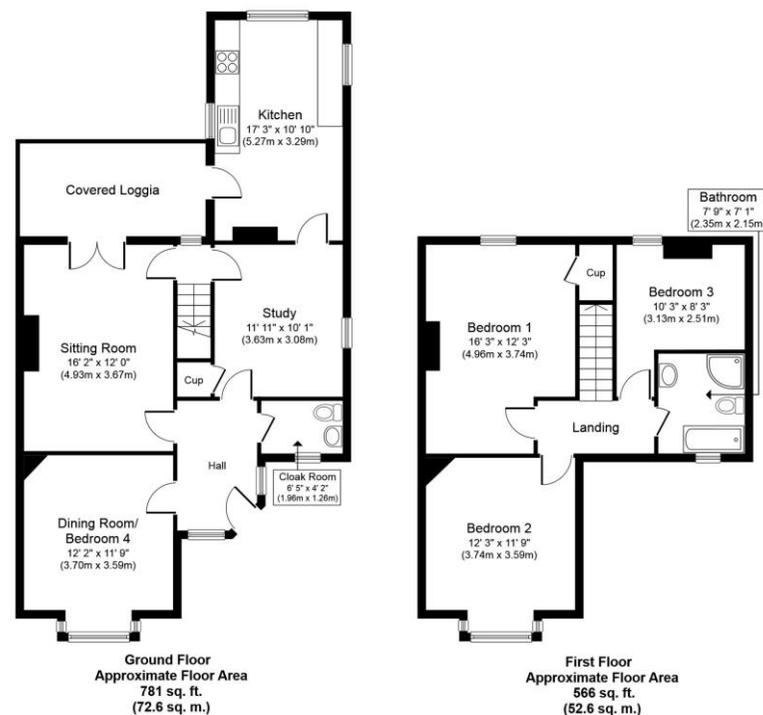
SERVICES: Mains drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band:D. £1,994.70 per annum.

EPC RATING: D.

THREE WORDS DIRECTIONS:

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