



School Road, Pentlow

Sheridans



School Road, Pentlow CO10 7JU

Guide Price £230,000

This charming mid terraced cottage has two bedrooms, an attic/loft room, porch, kitchen/diner with wood burner, downstairs bathroom, master bedroom, second bedroom, jack and jill shower room, off road parking and a garden with delightful field views.

In brief the accommodation consists of door into porch and then a door into kitchen/diner with a range of wall and base units, sink, space for a washing machine, space for a tall fridge/freezer, an integrated slimline dishwasher, tiled flooring and a feature brick fireplace with a dual fuel burner.

The inner hall has a useful understairs cupboard, two further storage cupboards and tiled flooring. The sitting has patio doors giving access onto the delightful patio area. The family bathroom off the hall with bath, wash hand basin & WC completes the ground floor accommodation.

Stairs ascend from the hall to the first floor with the master bedroom and second bedroom. There is a shower room with wash hand basin and WC which can be accessed from both bedrooms. Stairs ascend from the first floor to the loft home

office/playroom room with a Velux window and lovely uninterrupted field views beyond.

Outside

At the front of the property is off road parking and porch into the house. At the rear is a patio, a wooden open style cover with jasmine, a shed where the tumble dryer is located, an area laid to lawn and a rear patio with a summerhouse with delightful field views. There is also an area currently for chickens.

Location

Pentlow is a popular village with a Parish Church, village hall and a traditional public house. The village is set in the lovely countryside with other attractive villages nearby; including Cavendish, Clare and Long Melford which provide an excellent range of shopping facilities, schooling, doctors, recreational facilities etc. The Market town of Sudbury, around 6 miles away, provides further extensive facilities and a train line linking to the main London and Colchester line.

Directions

Approaching from Cavendish on the A1092 proceed through the village and take a left turning towards Pentlow. Follow the road and take a left

- Two bedroom mid terraced cottage
- Loft home office/playroom
- Kitchen with dual fuel burner
- Extended sitting room overlooking garden
- Family bathroom
- Master bedroom
- Second bedroom
- Rural location
- Off road parking
- Fibre home broadband, 1000mbps

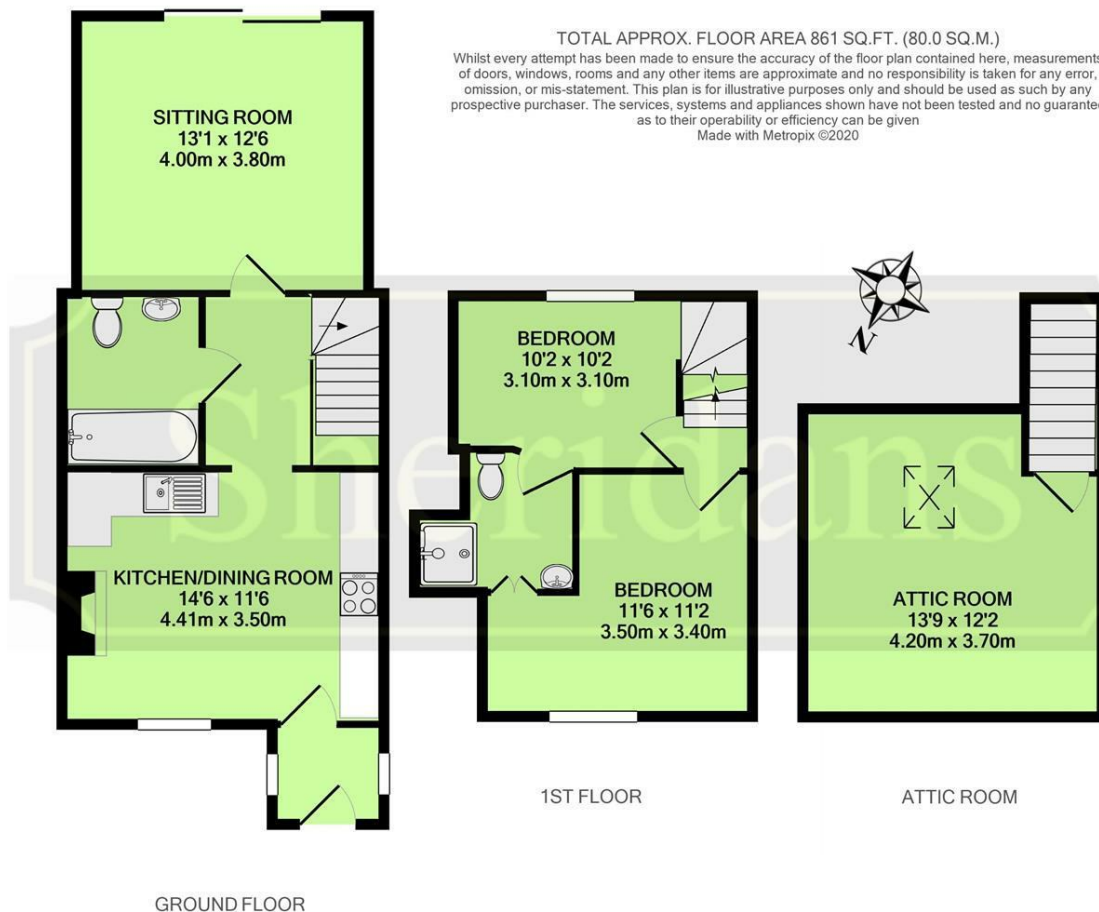
onto School Road and the property is located on the right hand side and can be seen from the cross roads.

Services

There is mains water, electric and electric heating. Council tax band B. The property benefits fibre broadband and has access to 1000 mbps.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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