



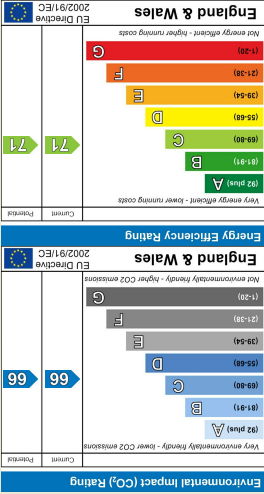
High Street, Cavendish



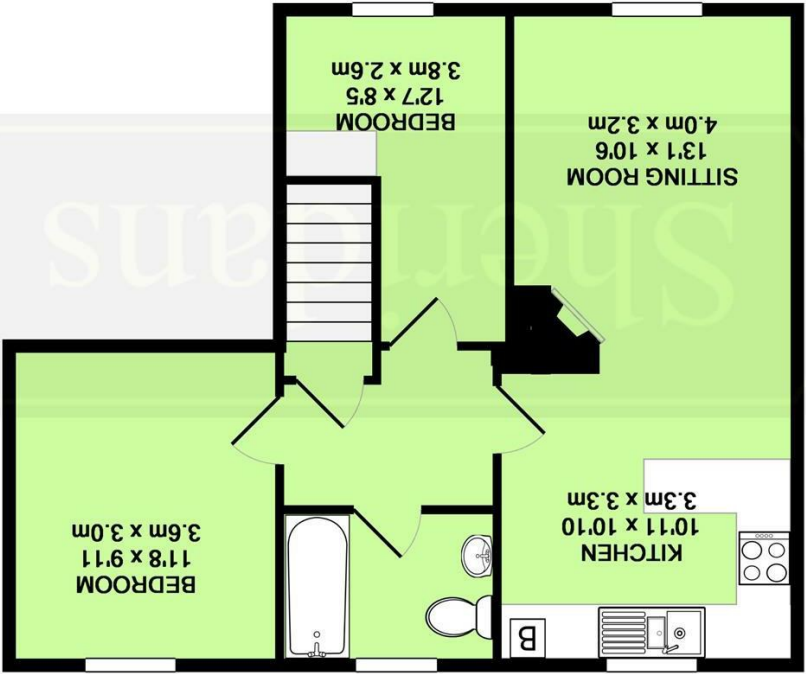
Sheridans Estate Agents

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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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Sheridans



High Street, Cavendish CO10 8AW

Well presented first floor two bedroom apartment in the sought after village of Cavendish.

The property is approached via the main front door leading to an internal hallway serving two of the properties. Stairs rise to the first floor where the front door to the property can be found. Entrance hall gives access to all rooms, with door off to the left to the kitchen/living room, a bright space with views to the high street from the living area and feature electric fire. The kitchen is an attractive space, with tiled floor, built in oven and electric hob with extractor hood over, integrated dishwasher and washing machine, a range of wall and base units with granite effect worktops and wall mounted boiler.

Door off to bedroom two again with views to the high street. Door off to a modern bathroom with bath and shower overhead, WC and sink and full length heated towel rail. The main bedroom overlooks the rear of the property. The property is newly carpeted and blinds are included.

Outside

Car parking for the apartments is available to the rear of the property and Upper Whitecroft has a designated space.

Location

Cavendish is often regarded as one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour. With it's ever photographed and painted picturesque village green, public houses, shops, primary school and parish church, it is a sought after location in which to live. A wider range of facilities can be found at nearby Clare (2 miles), historic Long Melford (3 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

Directions

From our Long Melford office proceed north towards the green. Take the first left hand turning towards Clare and Cavendish. Continue along this road until you enter the village of Cavendish where the property will be found on the right hand side marked by a Sheridans For Sale Board.

Services

All main services are connected to the property. The apartment benefits from gas fired central heating. St Edmundsbury Borough Council. Council Tax Band B

Guide Price £147,500

- Well presented throughout
- Kitchen/Living room
- Two bedrooms
- Bathroom
- Parking space
- Leasehold

Leasehold

It is understood that the property is offered for sale on a Peppercorn, leasehold agreement. The lease has recently been drawn up and is for the Term of 125 years. It is understood that there may be the chance of the building converting into a shared freehold in the future. Details are currently being confirmed and please do phone for any further information regarding this.

