



Willbea Cottage
Long Melford, Suffolk

Willbea Cottage, Little St. Marys, Long Melford, CO10 9HX

Acton is a popular village with day-to-day facilities including a shop, primary school, public house, post office and church which houses the Brass to Sir Robert de Bures of 1302 which is one of the oldest and one of the finest in England. It is conveniently located for the market towns of Bury St Edmunds (12 miles) and Sudbury (3 miles), the latter with its comprehensive amenities including a commuter rail link to London Liverpool Street Station.

This charming two-bedroom semi-detached cottage enjoys a generous private terrace garden, two double bedrooms to first floor, ground floor bathroom and two reception rooms. To the rear is a well-served kitchen with door leading onto a private low maintenance garden.

A charming two bedroom semi detached cottage

Accommodation

Ground floor

Dining hall
Sitting room
Kitchen
Family bathroom

First floor

Bedroom one
Bedroom two

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

EPC RATING: TBC – 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).

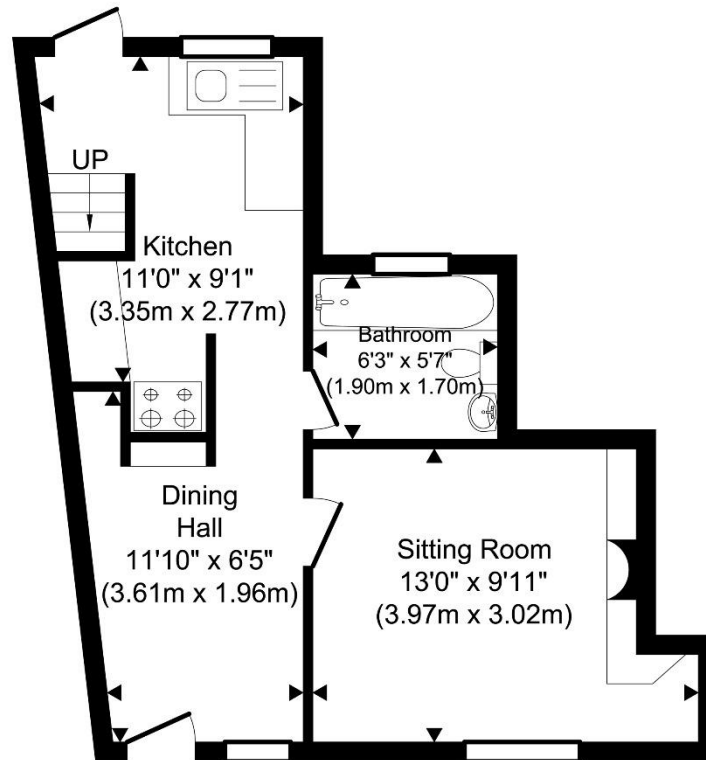
COUNCIL TAX BAND: B

TENURE: Freehold

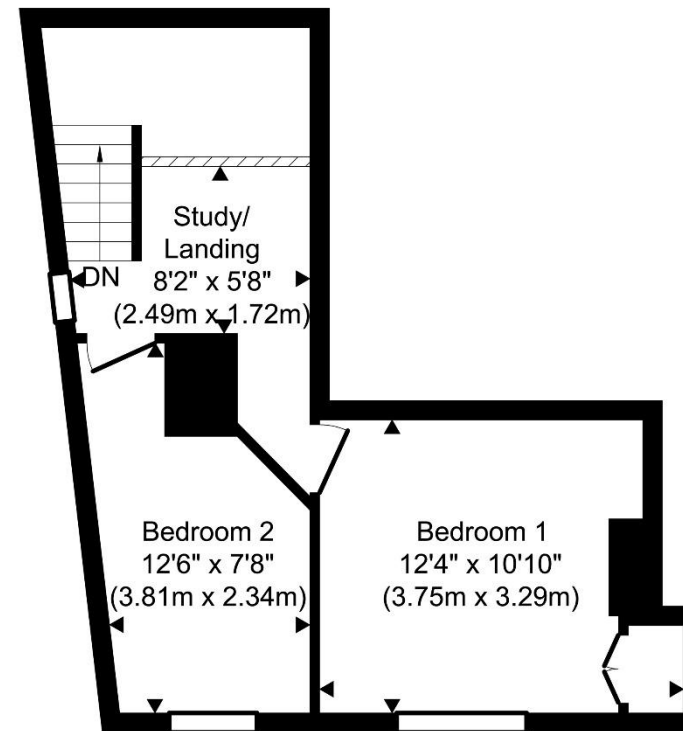
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
336.15 sq. ft.
(31.23 sq. m)



First Floor
Approximate Floor Area
257.47 sq. ft.
(23.92 sq. m)

TOTAL APPROX. FLOOR AREA 593.62 SQ.FT. (55.15 SQ.M.)

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