

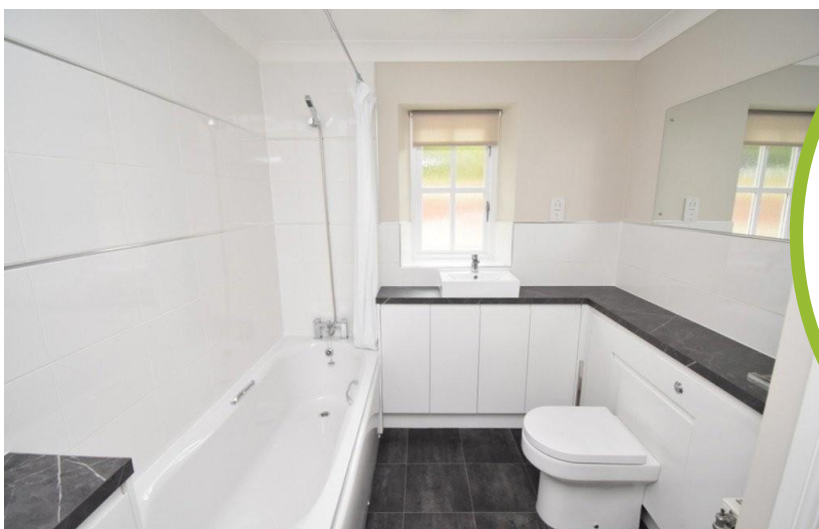
6 School Street, Sudbury, CO10 2HA



Freehold  
**£275,000**

Subject to contract  
Attractive, quietly situated,  
town centre bungalow

2 bedrooms  
1 reception room  
1 bathroom



Fully refurbished two bedroom bungalow in an unrivalled town centre location.

## Some details

### General information

This town centre architect-designed semi-detached bungalow has an unrivalled location quietly situated between Friars Street and Gainsborough Street with easy access to all town centre facilities and the meadows. The property is set well back from School Street with a garage and parking space to one side and with a sheltered shingled garden for ease of maintenance. Attractive accommodation throughout all of which has recently been re-carpeted and re-fitted. The property is of cavity brickwork constructions with attractive pitch and hip slated roof, there is also gas fired central heating.

The entrance door, approached from easy steps from road side gateway, leads to the reception lobby with a door to the large open-plan living room with fireplace. From the living room is an opening to the well-equipped kitchen which has recently been refitted with a good range of fitted units, roller blinds, single drainer sink unit and half-glazed door to rear garden.

The refitted bathroom has a wash hand basin, bath with shower over, WC and an airing cupboard. Also from the reception room there are two good size bedrooms, one with a fitted wardrobe cupboard.

### Living room

14' 9" x 16' 7" (4.5m x 5.05m)

### Kitchen

11' 1" x 7' 1" (3.38m x 2.16m)

### Bedroom one

11' 9" x 9' 2" (3.58m x 2.79m)

### Bedroom two

11' x 8' 11" (3.35m x 2.72m)

### Bathroom

7' 10" x 7' 4" (2.39m x 2.24m)

### The outside

There is a garage with parking space to the front. The property is set back from School Street and enclosed by a low wall with a shingled garden to the front. There is a good size area of side garden with mature Wisteria clad wall and a gateway leading through to the enclosed walled rear garden.

### Where?

School Street is situated about a 200 yard level walk from the Market Hill in Sudbury giving this property an unrivalled town centre location. Sudbury is a thriving market town with a twice-weekly market, good range of shopping, recreational facilities and, unusually, a branch line railway station connecting the main line at Marks Tey providing easy travel arrangements for people wishing to gain access to London.

### Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

### Directions

SatNav CO10 2HA. For further directions please contact a member of our sales team on 01787 327000. Ref: 48046SAT

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

To make an appointment to view this property please call us on 01787 327 000.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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  
 Made with Metropix ©2019

To find out more or book a viewing

**01787 327 000**

[fennwright.co.uk](http://fennwright.co.uk)

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

**Consumer Protection Regulations 2008**

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

