

Summary

IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT. Three bedrooms, family bathroom, large lounge, kitchen and ground floor WC. Good sized rear garden. NO ONWARD CHAIN.

Description

Approximate Room Sizes

ENTRANCE HALL Double glazed window to the front, cloak cupboard.

GROUND FLOOR WC Close coupled WC, vanity wash hand basin.

KITCHEN 8' 9" x 7' 11" (2.69m x 2.43m) Double glazed window to the front, range of base and wall units, roll edge work surface with inset 11/2 bowl and drainer sink unit, space for appliances, wall mounted electric fan heater.

LOUNGE 15' 7" x 13' 11" (4.76m x 4.26m) Double glazed door and window to the rear, feature gas fire place, spiral stair case.

FIRST FLOOR LANDING

BEDROOM 1 13' 11" x 7' 11" (4.25m x 2.42m) Double glazed window the rear, wall mounted electric heater.

BEDROOM 2 8' 10" > 5' 11" x 7' 6" (2.71m > 1.81m x 2.3m) Double glazed window the front, wall mounted electric heater.

BEDROOM 3 8' 11" x 6' 1" (2.72m x 1.87m) Double glazed window the front, wall mounted electric heater.

BATHROOM Suite comprising of a close coupled WC, vanity wash hand basin, panelled bath with telephone style mixer taps and shower attachment as well as electric shower over. pert tiled, wall mounted electric fan heater.

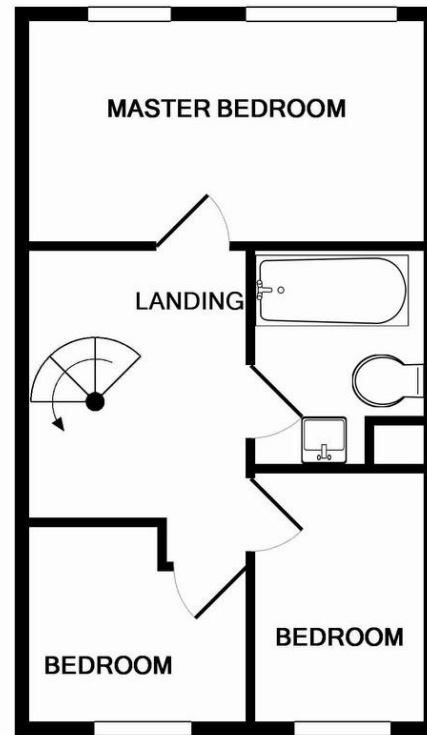
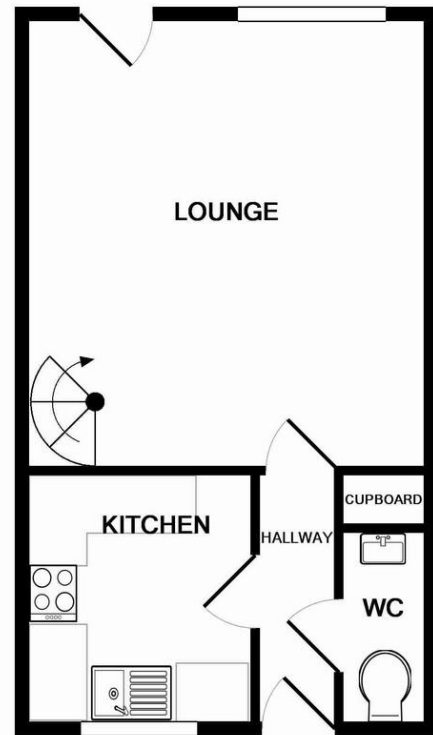
OUTSIDE To the rear the garden begins with a paved patio area with the remainder being mainly laid to lawn with timber fence and shed. Rear access at the end of the garden.

Additional Information

Local Authority – Babergh District Council
Council Tax Band – B
Tenure – Freehold
Services – Electric & Water
Post Code – CO10 1WD

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400





GROUND FLOOR

1ST FLOOR

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
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Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	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	
60	89
England & Wales	EU Directive 2002/91/EC
www.epc4u.com	

Talbot Road | Sudbury | CO10 1WD

£195,000

IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT.

Three bedrooms, family bathroom, large lounge, kitchen and ground floor WC. Good sized rear garden. NO ONWARD CHAIN.

- Front & Rear Gardens
- Kitchen
- Large Lounge
- Ground Floor WC
- Three Bedrooms
- Family Bathroom
- Ideal First Time Purchase or Investment