

Summary

A two bedroom mid terraced property with upstairs bathroom, sitting room with fireplace, kitchen, utility with wc, conservatory and rear gardens. The property is within walking distance to Sudbury town centre.

Description

Approximate Room Sizes

SITTING ROOM 20' 3" x 12' 3" (6.17m x 3.73m) Entrance door into the sitting room, windows to front aspect, fireplace, door into kitchen and stairs ascending first floor landing.

KITCHEN 8' x 8' (2.44m x 2.44m) Window into conservatory, matching wall and base level units, inset sink with taps over, space for oven and undercounter fridge, door and steps down into inner lobby.

LOBBY Door and steps down into conservatory, further door into utility room.

UTILITY ROOM 7' 4" x 6' 6" (2.24m x 1.98m)

Window to rear aspect. Low level wc, space for white goods, door to cupboard.

CONSERVATORY 13' 11" x 10' 3" (4.24m x 3.12m) Windows to all aspects, doors to both sides.

LANDING Doors into bathroom and bedrooms.

BEDROOM 12' 3" x 10' 9" (3.73m x 3.28m) Windows to front and rear, doors into wardrobes.

BEDROOM 9' 7" x 7' 11" (2.92m x 2.41m) Window to front aspect.

BATHROOM 7' 11" x 7' 7" (2.41m x 2.31m)

Skylight to ceiling, panelled bath, low level wc, wash hand basin, heated towel rail.

OUTSIDE The rear garden is on several different levels and includes a pond as well as grassed area. Steps down to the back of the garden provide access to the different levels. The garden is enclosed by wood panel fencing.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

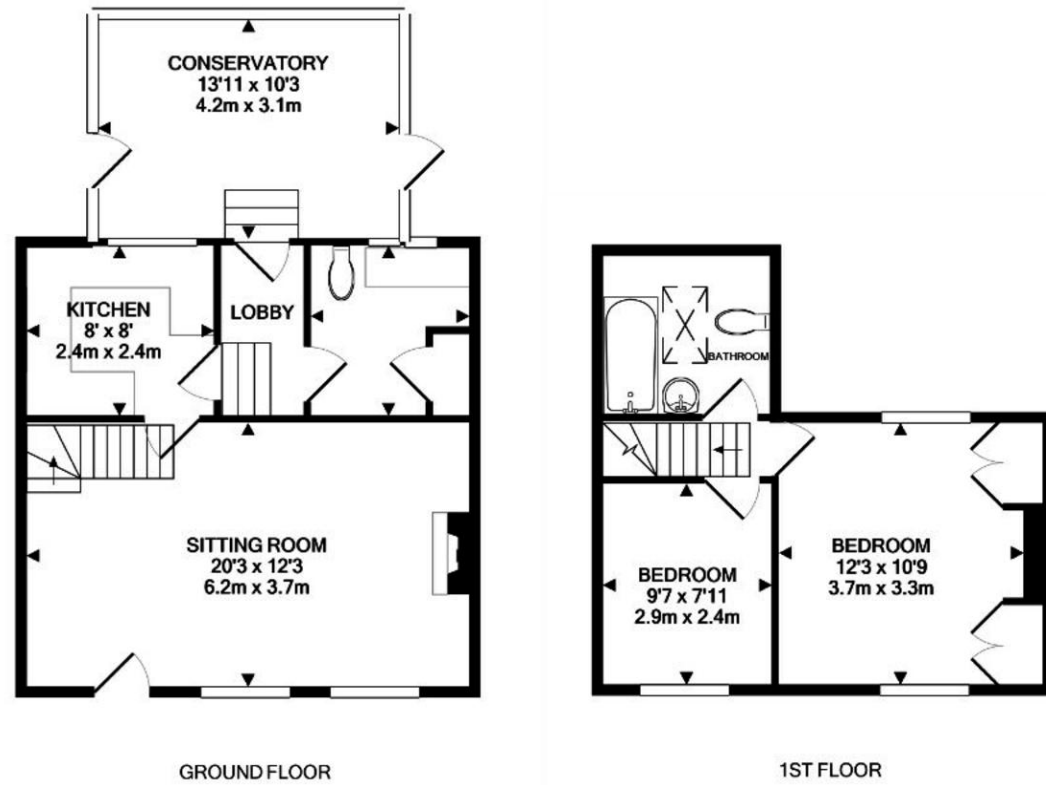
Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water & Electric

Post Code – CO10 2SQ

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400





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 ©2021



If you would like to speak to one of our mortgage advisors call now – 01787 468400

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 and 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
66	82

Cats Lane | Sudbury | CO10 2SQ

£240,000

A two bedroom mid terraced property with upstairs bathroom, sitting room with fireplace, kitchen, utility with wc, conservatory and rear gardens. The property is within walking distance to Sudbury town centre.

- Two Bedrooms
- Sitting Room with Fireplace
- Kitchen
- Utility Room With WC
- Conservatory
- Bathroom
- Rear Garden