

14 Friars Street, Sudbury, CO10 2AA



Leasehold

£250,000

Subject to contract

Text

2 bedrooms
2 reception rooms
2 ensembles



This property (house on stilts) is beautifully presented and has recently been renovated.

Some details

General information

This beautifully presented and recently renovated duplex apartment set within the centre of Sudbury offers two reception areas, two bedrooms and two en-suites. There is also access to off street parking and a private basement. The property has been recently renovated to a high standard and is being offered with no onward chain.

This gas centrally heated (not tested) accommodation is composed of a door into the private entrance hall which benefits from a rear door leading to a walkway area which provides access to the parking behind. The entrance hall also provides access to the basement level which is ideally suited for storage. Stairs then rise to the first floor.

The landing provides access to the majority of the living space on the first floor level. Set to the front of the property, spanning the full width, is a bay-fronted first floor sitting room with a number of character features including the bay fronted window with original style sash windows and central chimney breast. The kitchen benefits from work surface on three sides incorporating a ceramic one and a half bowl sink with drainer, inset in front of the window overlooking the roof tops beyond with an array of storage cupboards above and below the work surface housing several appliances including an integrated fridge/freezer, under counter oven with hob, tiled splashbacks and extractor fan above. The kitchen leads through to the breakfast area which in turn leads into the cloakroom set to the rear, complete with wash hand basin and WC. There is a further set of stairs rises to the second floor which has access to two bedrooms, both of which have en-suite shower rooms. The main bedroom is set to the front aspect and spans the full width along with the en-suite with corner shower, part tiled surrounds, wash hand basin, WC and finished with a heated towel rail. Bedroom two is located to the rear overlooking the roof tops with an en-suite shower room.

Sitting room

19' 7" x 12' 3" (5.97m x 3.73m)

Kitchen

12' 11" x 10' 11" (3.94m x 3.33m)

Breakfast area

9' 9" x 6' 5" (2.97m x 1.96m)

WC

5' 10" x 3' 10" (1.78m x 1.17m)

Bedroom one

19' 10" x 12' 2" (6.05m x 3.71m)

Ensuite

6' 8" x 5' 9" (2.03m x 1.75m)

Bedroom two

11' x 9' 7" (3.35m x 2.92m)

Ensuite

10' 9" x 3' (3.28m x 0.91m)

The outside

The property has access to an allocated parking space which can be rented from the freeholder. For further information on the parking space please contact our office on 01787 327000.

Where?

Sudbury is a thriving and expanding market town with a good range of local amenities including branch rail link to London Liverpool Street station via Marks Tey with local bus service, a range of boutique shops as well as high street brand names and supermarkets including Waitrose, Sainsbury's, Tesco and Aldi.

Important information

Council Tax Band - C

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

Tenure - Leasehold

EPC rating - D

Our ref - OJG

Lease information

Subject to confirmation from the freehold. Please contact our office on 01787 327000 for further details.

Directions

Please use the postcode as the point of origin. For further directions please contact a member of our sales team on 01787 327000.

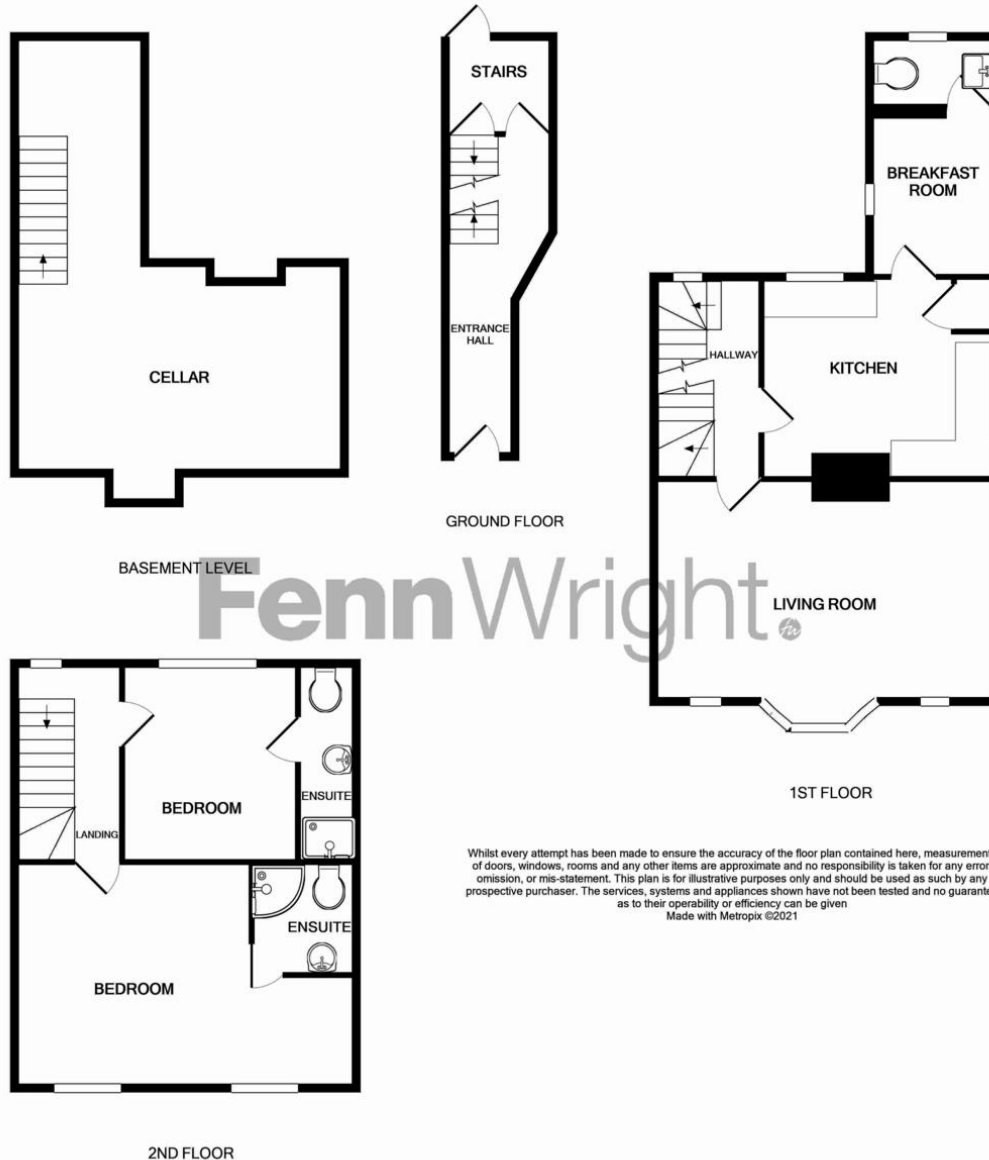
Further information

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

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Viewing

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



To find out more or book a viewing

01787 327 000

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