

Summary

NO ONWARD CHAIN. Located on the ever popular Priory Estate in Sudbury this three bedroom link-detached home benefits from a carport providing ample off road parking, good size rear garden, kitchen/diner and separate sitting room. The property is a short walk from Tesco Supermarket and Sudbury water meadows.

Description

Approximate Room Sizes

SITTING ROOM 12' 11" x 11' 9" (3.94m x 3.58m) Window to front aspect, radiator and stairs leading to first floor, door to Kitchen/Dining Room, WC and cupboard.

WC Window to side aspect, low level flush W/C, wash hand basin with tiled splashback and radiator.

KITCHEN/DINER 12' 11" x 9' 6" (3.94m x 2.9m) Window to rear aspect and part glazed door leading to rear garden. Range of matching wall and base units with work surfaces over, built in oven/grill, gas hob with extractor over. Inset single drainer sink, cupboard housing gas boiler, radiator.

BEDROOM 1 12' 11" x 11' 9" (3.94m x 3.58m) Windows to front aspect, built in wardrobe with sliding doors, radiator.

BEDROOM 2 16' 7" x 8' 3" (5.05m x 2.51m) Window to rear aspect, radiator.

BEDROOM 3 13' 6" x 6' 2" (4.11m x 1.88m) Window to front aspect, radiator.

BATHROOM Window to rear aspect, panelled bath with shower attachment over, low level flush W/C, pedestal wash hand basin. Heated towel rail, radiator.

EXTERNAL AREAS The front of the property is mainly laid to lawn with a paved path and step up leading to the front door. Driveway and car port to the side. The rear garden is mainly laid to lawn with a paved area, enclosed by fencing and brick walls.

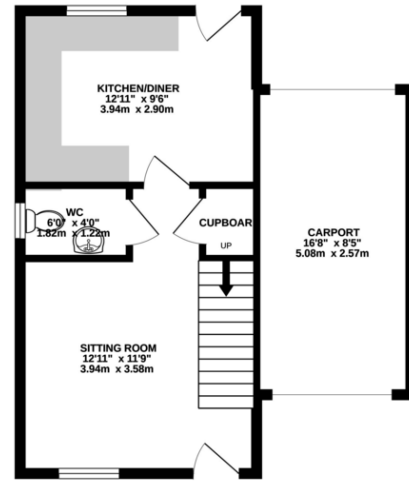
Additional Information

Local Authority – Babergh District Council
Council Tax Band – C
Tenure – Freehold
Services – Mains Gas, Water & Electricity
Post Code – CO10 1AE

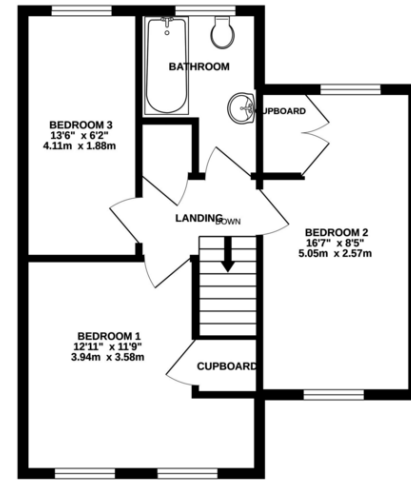
Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Clermont Avenue | Sudbury | CO10 1AE

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Offers in Excess of £280,000

- Three Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Car Port and Off Road Parking
- Family Bathroom
- Downstairs WC
- Good Size Rear Garden