

10 Friars Street, Sudbury, CO10 2AA



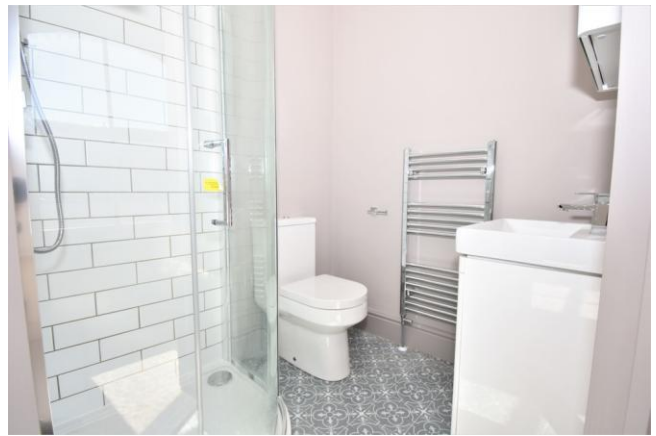
Leasehold

£225,000

Subject to contract

No onward chain

2 bedrooms
1 reception room
2 bathrooms



This beautifully presented and recently renovated property set in the heart of market town of Sudbury provides en-suites to both bedrooms with one reception room, kitchen, cloakroom which is all accessed from the private entrance.

Some details

General information

This beautifully presented and recently renovated duplex apartment set within walking distance to the market square in the highly desirable Suffolk town of Sudbury. The property offers bright and spacious reception room with two bedrooms, both of which enjoy en-suites. The property has recently been refurbished to a high standard and is being offered with no onward chain.

This gas centrally heated accommodation is composed of stairs rising to its own independent access which leads through into the entrance hall. The hallway provides access to the first floor accommodation which consists of a cloakroom, kitchen and the main reception room.

Set to the front of the property, spanning its width, is a bay fronted first floor sitting with a number of character features including bay-fronted aspect with original style sash windows and central chimney breast set to the far end. The kitchen is at the rear of the property and benefits from work surface on two sides with tiled splashback surrounds incorporating a ceramic sink with undercounter oven and hob above finished with a stainless steel extractor fan. There are an array of storage cupboards set both above and below the work surface which also houses further appliances including an integrated dishwasher and fridge/freezer. The first floor accommodation is then concluded by a cloakroom which is located off the entrance hall.

Stairs rise to the second floor which enjoys two bedrooms, both of which benefit from en-suite shower rooms. The main bedroom is set to the front and has the larger of the two en-suite shower room whilst bedroom two is set to the rear. Both en-suites consist of a walk-in shower cubicle with tiled surrounds, wash hand basin, WC and both have wall mounted heated towel rails.

Entrance hall

7' 10" x 5' 9" (2.39m x 1.75m)

WC

5' 8" x 2' 6" (1.73m x 0.76m)

Sitting room

17' 5" x 13' 1" (5.31m x 3.99m)

Kitchen

11' x 10' 2" (3.35m x 3.1m)

Landing

Bedroom one

10' 3" widening to 17' 7" x 9' 8" (3.12m widening to 5.26m x 2.95m)

Ensuite

5' 10" x 5' 3" (1.78m x 1.6m)

Bedroom two

13' 11" x 10' 2" (4.24m x 3.1m)

Ensuite

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

Outside

The property is approached via an external staircase leading up to the main entrance.

Location

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 - B

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

Tenure - Leasehold

EPC rating - tbc

Our ref - OJG

Lease details - To be confirmed.

Directions

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

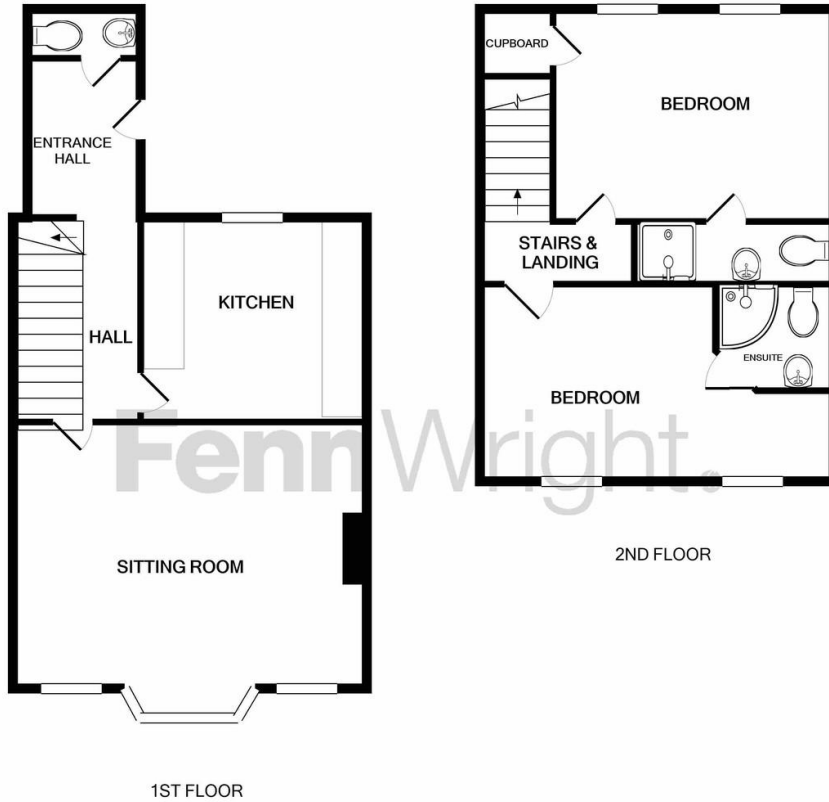
Further information

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.



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To find out more or book a viewing

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