

Summary

Two double bedroom, semi detached home situated within the highly sought after priory estate. The property further benefits from a large sitting room, fitted kitchen/dining room, utility area, ground floor wc, family bathroom, private rear garden and two off road parking spaces. NO ONWARD CHAIN.

Description

Approximate Room Sizes

ENTRANCE HALL Entrance door into entrance hall, doors off to under stair storage cupboard and into sitting room.

SITTING ROOM 14' 10" x 13' 5" (4.52m x 4.09m) Double glazed bay window to front, stairs ascending to first floor landing, door to kitchen/diner.

KITCHEN/DINER 10' 11" x 9' 10" (3.33m x 3m) Double glazed patio doors to rear, opening into utility area with door to WC. The kitchen comprises matching wall and base level units with work surfaces over, inset one and a half bowl sink with mixer tap over and drainer to side, integral electric oven with hob and extractor over, integral fridge/freezer and dishwasher.

UTILITY AREA Plumbing and space for washing machine, wall mounted gas boiler.

WC Close coupled wc, wash hand basin with taps over.

LANDING Doors off to bedrooms, bathroom, cupboard and window to side aspect.

BEDROOM 13' 5" x 10' 5" (4.09m x 3.18m)

Double glazed window to front aspect, door to over stairs storage cupboard.

BEDROOM 9' 11" x 8' (3.02m x 2.44m) Double glazed window to rear aspect

BATHROOM 6' 11" x 5' 6" (2.11m x 1.68m)

Panelled bath with shower attachment and glass shower screen over, close coupled wc, wash hand basin with taps over, heated towel rail radiator.

OUTSIDE There are two parking spaces to the side of the property, with a front door to the entrance hall, gate to the rear garden.

The front of the property is approached via a greensward with a small grass area to the front.

The rear garden commences with a paved patio area with the remainder laid to lawn and enclosed by wood panel fencing and brick wall. With a gate leading to the parking to the side.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

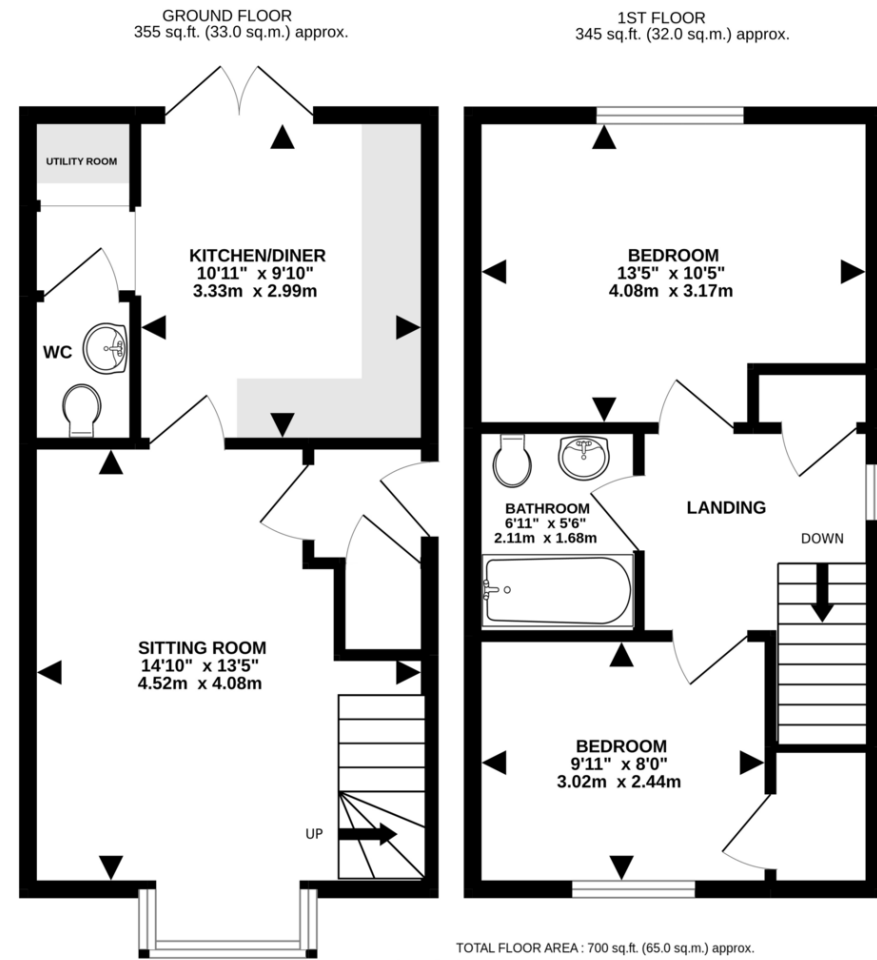
Post Code – CO10 1AE

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 £260,000

- Two Double Bedrooms
- Sitting Room
- Kitchen/Diner
- Utility Area
- Ground Floor WC
- Family Bathroom
- Private Rear Garden