

Summary

A one bedroom grade II listed terraced home benefiting from an landing room which could be used as an occasional bedroom. Sitting room with fireplace, kitchen/breakfast room, bathroom, private rear south facing garden. The property is a short walk to Sudbury town centre and water meadows. NO ONWARD CHAIN.

Description

Approximate Room Sizes

ENTRANCE HALL Entrance door into entrance hall, further door into sitting room.

SITTING ROOM 13' 3" x 12' 1" (4.04m x 3.68m) Window to front aspect, brick built fireplace, cupboards to side, radiator, opening into the kitchen.

KITCHEN/BREAKFAST ROOM 14' 9" x 8' 11" (4.5m x 2.72m) Fitted units with work surfaces over, inset sink with taps over, space and plumbing for white goods, door to bathroom. Doors and window to rear garden. Stairs ascending to first floor bathroom.

BATHROOM 4' 7" x 10' 7" (1.4m x 3.23m)

Window to rear, panelled bath with taps and shower attachment over, close coupled wc, pedestal wash hand basin with taps over.

LANDING ROOM 13' 5" x 8' 3" (4.09m x 2.51m)

Window to rear, restricted high room allowing for use for storage or an occasional bedroom. Doors to storage cupboard. Door to main bedroom.

BEDROOM 14' 1" x 12' 2" (4.29m x 3.71m)

Window to front, door to cupboard.

OUTSIDE The front of the property is enclosed by a low level glass fence, gate leads to the front door. Small paved area for bin storage.

The rear garden commences with a paved patio area which steps up to a wooden decked area. Enclosed with timber fences to either side and a brick wall to the rear.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Gas Heating, Mains Drainage, Water, Electric

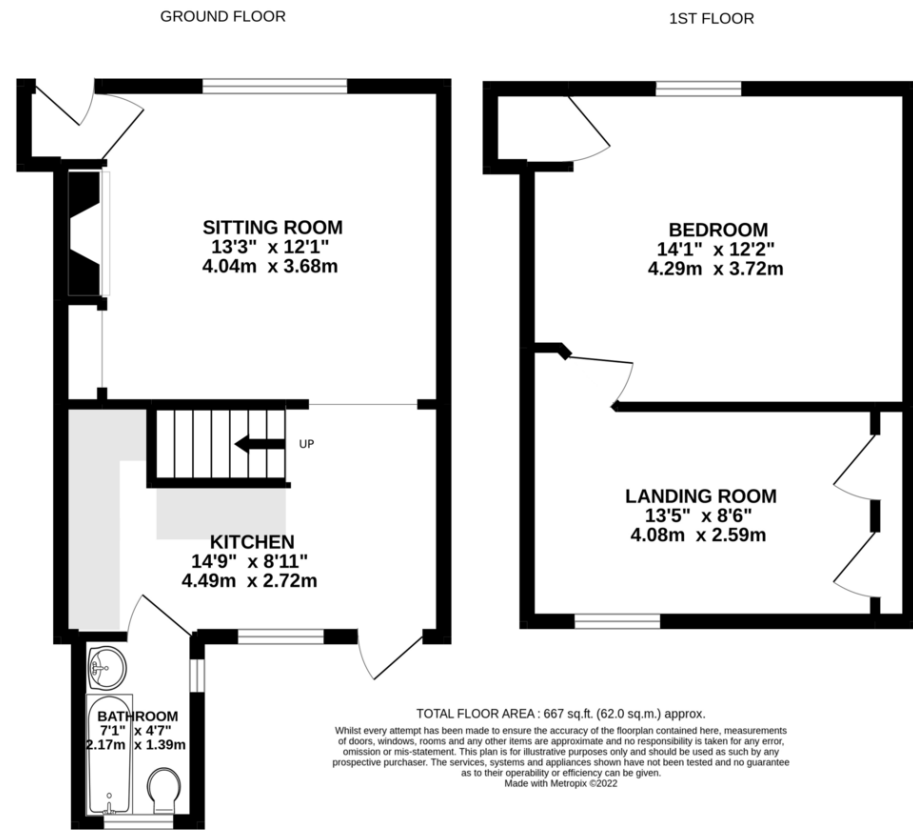
Post Code – CO10 2BP

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Ballingdon Street | Sudbury | CO10 2BP **Guide Price £160,000 - £165,000**

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- One Bedroom Terraced Home
- Sitting Room With Fireplace
- Kitchen/Breakfast Room
- Bathroom
- Landing Room
- Private Rear Garden
- Walking Distance To Town Centre & Sudbury Water Meadows

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	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 are 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