

Summary

A two bedroom cottage located within walking distance to Sudbury town centre and its famous water meadows. The property has been recently updated with new flooring and painted throughout. Benefiting from a sitting room, spacious kitchen/diner, first floor bathroom and generous rear garden with outbuildings. NO ONWARD CHAIN.

Description

Approximate Room Sizes

SITTING ROOM 11' 10" x 11' 4" (3.61m x 3.45m)

Entrance door into sitting room, double glazed window to front. Newly fitted carpet, cupboards housing meter and consumer unit. Wall mounted shelving. Radiator.

KITCHEN/DINER 13' 4" x 9' 3" (4.06m x 2.82m)

Door and double glazed window to rear. Doors to cupboard and under stair cupboard. Laminate flooring. Door to staircase ascending to first floor landing. Radiator. Base level units with work surfaces and tiled splashbacks over, inset sink with taps over, space and plumbing for white goods. Wall mounted gas radiator providing domestic hot water and heating to the property. There is ample space for a dining/breakfast table.

LANDING Doors off to bedrooms, bathroom and cupboard. New carpeting. Negative pressure ventilation system.

BEDROOM 11' 9" x 9' 10" (3.58m x 3m) Double glazed window to front, doors to built in wardrobe. New carpets. Radiator.

BEDROOM 9' 4" x 6' 11" (2.84m x 2.11m) Steps down to second bedroom, double glazed window over looking rear garden. New carpets. Radiator.

BATHROOM 7' 2" x 5' (2.18m x 1.52m) Panelled bath with taps and shower attachment over, fully tiled wall to side. Pedestal wash hand basin with taps over, close coupled w/c. Laminate flooring. Radiator.

OUTSIDE The rear garden commences with a paved patio area and a path leading to the rear of the garden. There is a small raised flower/vegetable bed. The remainder of the garden is soil which will need to be re turfed / seeded. To the rear of the garden is a brick built outbuilding providing an ideal space for storage or a small workshop.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

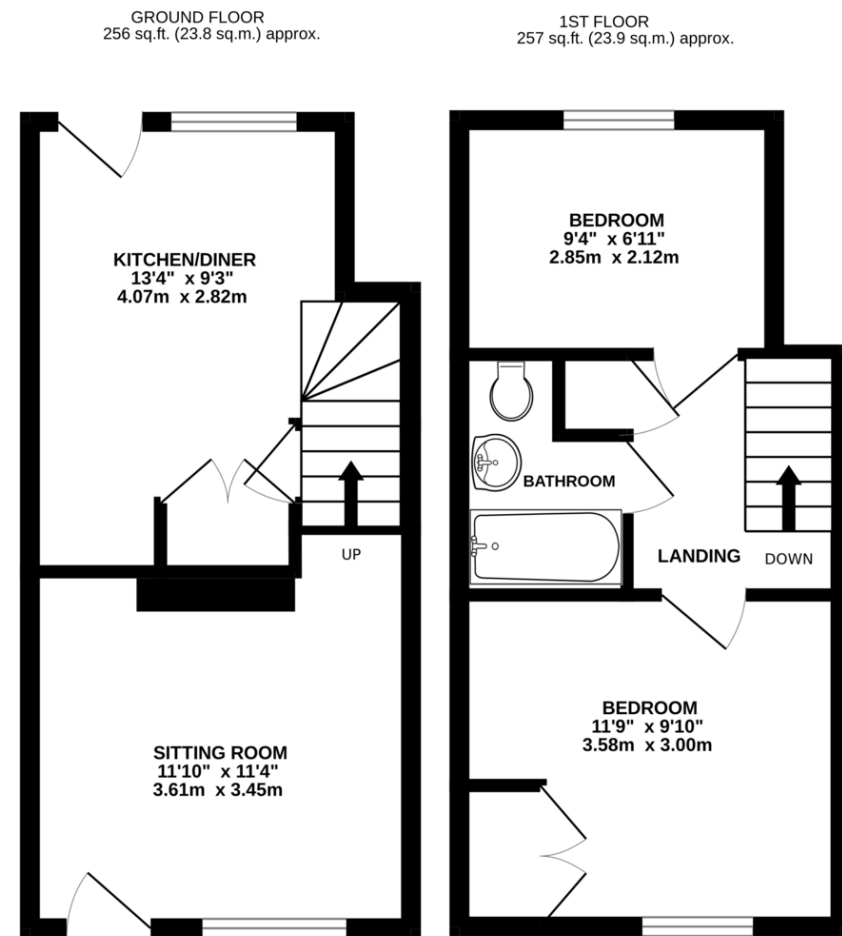
Post Code – CO10 2BX

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA: 513 sq.ft. (47.7 sq.m.) approx.

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. Made with Metropix ©2023



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.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Ballington Street | Sudbury | CO10 2BX

£180,000

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- Two Bedrooms
- Walking Distance To Town Centre
- Close To Sudbury Water Meadows
- Recently Updated
- Spacious Garden
- Outbuildings
- Kitchen/Diner