

Summary

A two bedroom Edwardian mid terrace home within walking distance to Sudbury town centre and all of the amenities' the town has to offer including the train station. Benefiting from a sitting room, dining room, fitted kitchen, study/occasional bedroom, bathroom, and good size rear gardens. NO ONWARD CHAIN.

Description

Approximate Room Sizes

PORCH Entrance door leads into entrance hall.

ENTRANCE HALL Doors off to sitting room, dining room and stairs ascending to first floor landing.

SITTING ROOM 12' 10" x 11' 10" (3.91m x 3.61m) Double glazed window to front, fireplace with hearth and fire surround with an inset gas fire.

DINING ROOM 12' 10" x 12' 2" (3.91m x 3.71m) Double glazed patio doors to rear, door to understairs cupboard, door to kitchen. Fireplace with hearth and brick built fire surround, inset gas fire and back boiler.

KITCHEN 15' 5" x 6' 9" (4.7m x 2.06m) Fitted wall and base level units with work surfaces over, inset stainless steel sink with drainer to side and taps over, space for electric oven with extractor hood over, space and plumbing for white goods. Double glazed windows to side, door to rear.

LANDING Doors off to bedrooms, study and cupboard.

BEDROOM 1 13' x 12' 11" (3.96m x 3.94m) Double glazed window to front, large built in wardrobes stretching the length of the bedroom.

BEDROOM 2 11' 9" x 9' 1" (3.58m x 2.77m) Double glazed window to rear, door to cupboard.

STUDY/BEDROOM 3 7' 6" x 6' 11" (2.29m x 2.11m) Double glazed window to side, a useful study room or occasional bedroom. Door leads to bathroom.

BATHROOM 7' 6" x 6' 11" (2.29m x 2.11m) Double glazed window to rear. Paneled bath with shower attachments and shower screen over, close coupled w/c, wash hand basin with taps over.

OUTSIDE The front of the property is enclosed by a low level brick wall with a path leading to the porch and entrance door. The front of the property provides potential to create off road parking subject to the relevant planning consents.

The rear garden is split into two distinct areas with the first part of the garden commencing with a paved patio area with the remainder laid to

shingle. Enclosed by wood panel fencing with a gate to the rear part of the garden. There is a path across the back of the fenced garden providing rights of way for neighboring properties. Beyond this is the remainder of the garden which is predominately laid to shingle and enclosed by part wood panel fencing.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

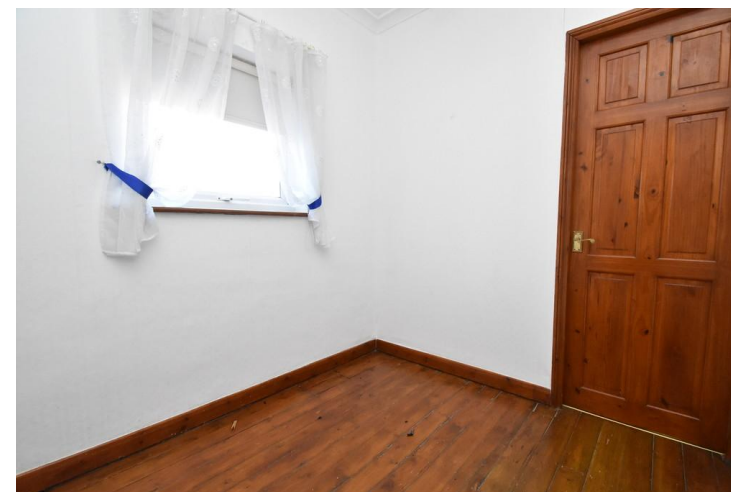
Services – Mains services, gas central heating and electric

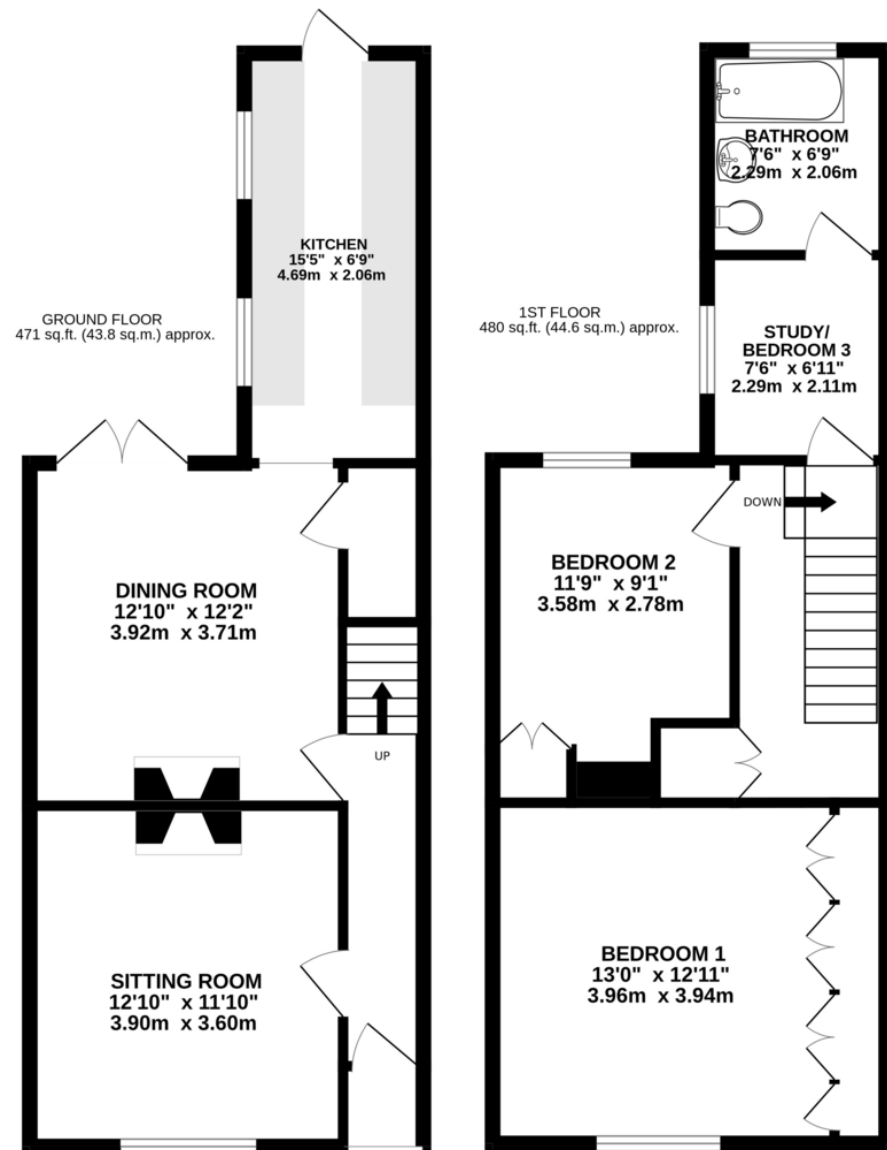
Post Code – CO10 1UN

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA : 951 sq.ft. (88.3 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



Contact Details
6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400
Email: sudbury@bychoice.co.uk

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



Suffolk Road | Sudbury | CO10 1UN

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Offers In Excess Of £235,000

- Two Bedrooms
- Two Reception Rooms
- Potential To Create Off Road Parking (stpp)
- Kitchen
- Study/Third Bedroom
- Bathroom

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |