

Summary

A three bedroom semi-detached home located in a highly sought after area of Sudbury. Within short walking distance to both primary and secondary schools as well as a local convenience store, the property is also within walking distance to Sudbury water meadows and town centre. NO ONWARD CHAIN.

Description

Approximate Room Sizes

ENTRANCE HALL Entrance door into entrance hall, door to sitting/dining room, stairs ascending to first floor landing.

SITTING/DINING ROOM 16' 8" x 12' 8" (5.08m x 3.86m) Windows to front aspect, fireplace, door to kitchen.

KITCHEN 12' 11" x 6' 6" (3.94m x 1.98m) Window to rear aspect, wall and base level units with worksurfaces over, inset sink with taps over, integral oven with extractor over, space and plumbing for further white goods, door to lobby/utility room.

LOBBY/UTILITY ROOM 6' 6" x 6' 3" (1.98m x 1.91m) Door to under stair cupboard, door to rear garden, window to side aspect.

LANDING Doors off to bedrooms, bathroom and w/c. Window to side aspect.

BEDROOM ONE 11' 9" x 10' 8" (3.58m x 3.25m) Window to front aspect, door to cupboard housing hot water tank.

BEDROOM TWO 11' 9" x 8' 8" (3.58m x 2.64m) Window to rear aspect.

BEDROOM THREE 7' 8" x 7' 6" (2.34m x 2.29m) Window to front aspect. Doors to built in cupboard.

OUTSIDE The front of the property is approached via a path leading to the entrance door and a gate to the rear garden. The front garden is laid to lawn and enclosed by mature hedging. The front garden could be used to create off road parking via the addition of a driveway, like neighbouring properties have done. This would be subject to planning approval and we advise buyers seeking clarity with any relevant authorities or their solicitor.

The rear garden is predominately laid to lawn and enclosed by wood panel fencing.

AGENTS NOTE

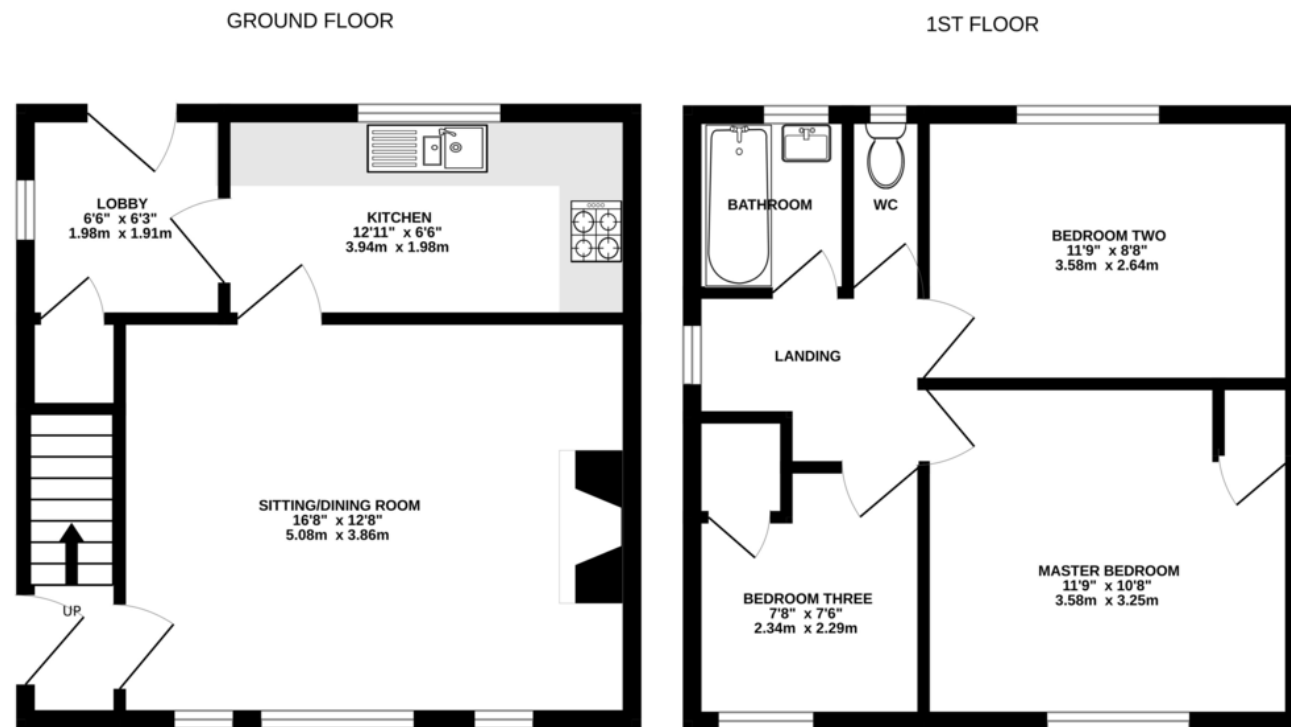
TENURE - Freehold
COUNCIL TAX BAND - B
EPC RATING - TBC
HEATING - Gas central heating
DRAINAGE - Mains drainage

Additional Information

Local Authority – Babergh District Council
Council Tax Band – B
Tenure – Freehold
Services – Gas Central Heating, Mains Drainage, Water, Electric
Post Code – CO10 1NS

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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Your home may be repossessed if you do not keep up repayments on your mortgage.

Awaiting EPC



Contact Details
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Tudor Road | Sudbury | CO10 1NS

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£202,000

- Three Bedrooms
- Sitting/Dining Room
- Kitchen
- Lobby/Utility Room
- First Floor Bathroom & Separate WC
- Front & Rear Gardens
- Walking Distance To Town Centre