

## Summary

Located in the heart of Sudbury this two bedroom end of terrace home benefits from two reception rooms, kitchen, first floor shower room and courtyard rear garden. Short walk to Sudbury branch line train station with links to London Liverpool Street, a range of pubs and restaurants, independent shops, leisure facilities and doctors surgery.

## Description

Approximate Room Sizes

**ENTRANCE HALL** Door into entrance hall, doors off to sitting room and stairs ascending to first floor landing.

**SITTING ROOM 12' 2" x 10' 4" ( 3.71m x 3.15m )** Double glazed sash window to front aspect. Fireplace with fire surround, hearth and inset gas fire.

**DINING ROOM 12' 2" x 11' 4" max ( 3.71m x 3.45m max )** Double glazed sash window to rear aspect, door to understairs storage cupboard and kitchen.

**KITCHEN 9' 5" x 7' 4" max ( 2.87m x 2.24m max )** Two double glazed window to side aspect. Fitted kitchen comprising matching wall and base level units with work surfaces over, incorporating inset sink with mixer tap over, space for oven with extractor fan over, wall mounted gas boiler.

**UTILITY AREA** Double glazed window to rear aspect and door to side aspect. Space and plumbing for washing machine.

**LANDING** Doors off to bedrooms and shower room.

**BEDROOM ONE 14' 1" x 12' ( 4.29m x 3.66m )** Two double glazed windows to front aspect, door to built in wardrobe.

**BEDROOM TWO 11' x 8' 6" ( 3.35m x 2.59m )** Double glazed window to rear.

**SHOWER ROOM** Double glazed window to side. Shower unit, close coupled w/c, wash hand basin. Door to cupboard.

**OUTSIDE** The rear garden is predominately laid to patio stone with flower beds to its borders. Enclosed by wood panel fencing and gate to rear.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Gas Heating, Water, Electric, Mains Drainage

Post Code – CO10 1HB

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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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		85   B
69-80	C		
55-68	D	60   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 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

## Burkitts Lane | Sudbury | CO10 1HB

Offers In Excess Of £220,000

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- Two Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Shower Room
- Courtyard Garden
- Town Centre Location