

## Summary

Three bedroom mid terrace home in the market town of Sudbury. Benefiting from a large kitchen/diner, sitting room and cloakroom to the ground floor and the three bedrooms and family bathroom to the first floor. Outside the property benefits from a rear garden and garage en bloc. The property is short walk to Tesco supermarket as well as Sudbury health centre. The town centre is within walking distance where you can find ample amenities including the branch line train station, shops, pubs, restaurants and schools. No onward chain.

## Description

Approximate Room Sizes

**ENTRANCE HALL** Stairs off to landing with under stairs storage cupboard, coved cornicing, radiator, walkway through to kitchen and doors to;

**KITCHEN DINER 16' 10" x 8' 5" (5.13m x 2.57m)** Range of matching wall and base level units with work surfaces over, integrated hob with extractor fan over and built in oven, inset sink with drainer, space and plumbing for white goods.

**SITTING ROOM 14' 11" x 13' 11" (4.55m x 4.24m)** Coved cornicing, radiator, windows and part glazed door giving access to the rear.

**WC** Toilet and wash basin.

**LANDING** Built in airing cupboard, doors off to rooms.

**MASTER BEDROOM 15' 1" x 8' 5" (4.6m x 2.57m)** Double glazed window to rear, door to built in storage cupboards.

**BEDROOM 2 14' 2" x 8' 5" (4.32m x 2.57m)** Double glazed window to front.

**BEDROOM 3 11' 2" x 6' 3" (3.4m x 1.91m)** Double glazed window to rear.

**BATHROOM** Toilet, hand basin, panelled bath with wall mounted shower attachment and glass screen, shower cubicle with wall mounted shower unit and glass screen. Double glazed window to front.

**OUTSIDE** The rear garden being enclosed and commences with a paved patio area, with steps down to small lawn with wooden gate to the rear giving pedestrian access. Garage in block.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Gas Heating, Water, Electric, Mains Drainage

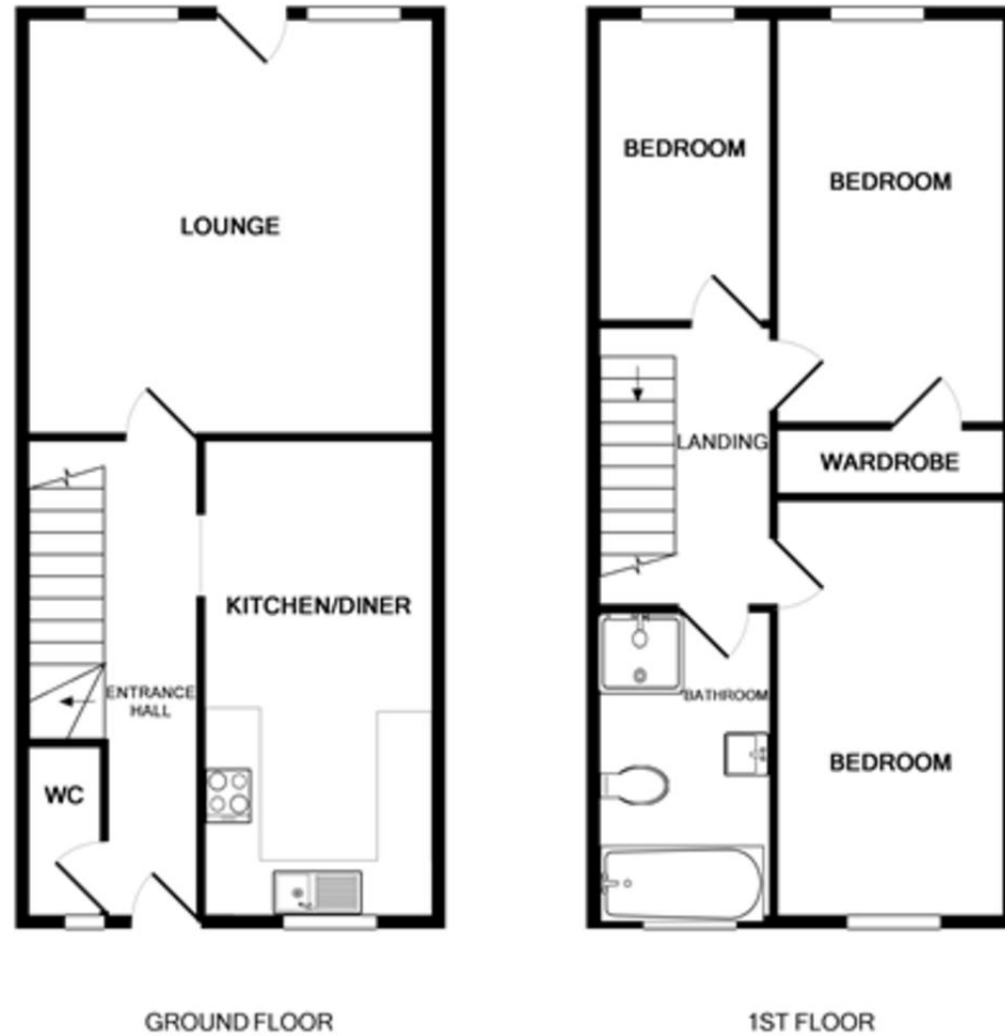
Post Code – CO10 1PW

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you would like to speak to one of our mortgage advisors call now – 01787 468400



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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

## Nelson Road | Sudbury | CO10 1PW

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**£220,000**

- Three Bedrooms
- Kitchen/Diner
- Sitting Room
- Cloakroom
- Family Bathroom
- Front & Rear Gardens
- Garage En Bloc