

Summary

A three bedroom home located on one of Sudburys most sought after roads and is just a short walk into the town centre. The accommodation comprises a dual aspect sitting room, kitchen, bathroom, w/c and the three bedrooms on the first floor. Externally the property benefits from a garden to the front which could be turned into off road parking (stpp) and a beautiful rear garden with outbuilding. The property is a short walk to Sudbury water meadows and amenities including primary & secondary schools, train station, doctors surgery, pubs & restaurants and shops.

Description

Approximate Room Sizes

PORCH Front door leads into entrance porch with double glazed windows to either side and door into hall.

ENTRANCE HALL Doors off to sitting room and kitchen/diner. Stairs ascending to first floor landing.

SITTING ROOM 15' 11" x 10' 10" (4.85m x 3.3m) Double glazed windows to front & rear. Fireplace incorporating wood burning stove.

KITCHEN 10' 5" x 8' 10" (3.18m x 2.69m)

Double glazed window to front. Kitchen comprises matching wall and base level units with work surfaces over incorporating a stainless steel sink with mixer tap over and a four ring gas hob with extractor fan over. Integrated base level electric oven, space and plumbing for washing machine, space for fridge/freezer. Door to under stairs storage cupboard and rear hallway.

HALL Doors off to bathroom and ground floor w/c.

BATHROOM 5' 5" x 4' 10" (1.65m x 1.47m)

Double glazed window to rear. Panelled bath with mixer tap, wall mounted shower and glass shower screen over.

W/C Double glazed window to rear, close coupled w/c, pedestal wash hand basin with mixer tap over.

LANDING Double glazed window to rear, doors off to bedrooms.

BEDROOM ONE 16' x 8' 1" (4.88m x 2.46m)

Double glazed windows to front and rear aspect, doors to over stair wardrobe. Doors to two further cupboards, one of which being the airing cupboard.

BEDROOM TWO 10' 11" x 10' 4" (3.33m x 3.15m) Double glazed window to front, doors to built in over stair wardrobe.

BEDROOM THREE 7' 11" x 7' 7" (2.41m x 2.31m) Double glazed window to rear.

OUTSIDE The front of the property is approached via a path leading to the front door with a gravel area to either side. Enclosed by mature hedging. A shared path to the side provides access to the rear garden. The front of the property could be made into off road parking subject to the relevant planning permissions.

The rear garden is predominately laid to lawn with raised flower/vegetables patches interspersing. There is an outbuilding to the rear which is to remain. Enclosed by wood panel fencing.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Freehold

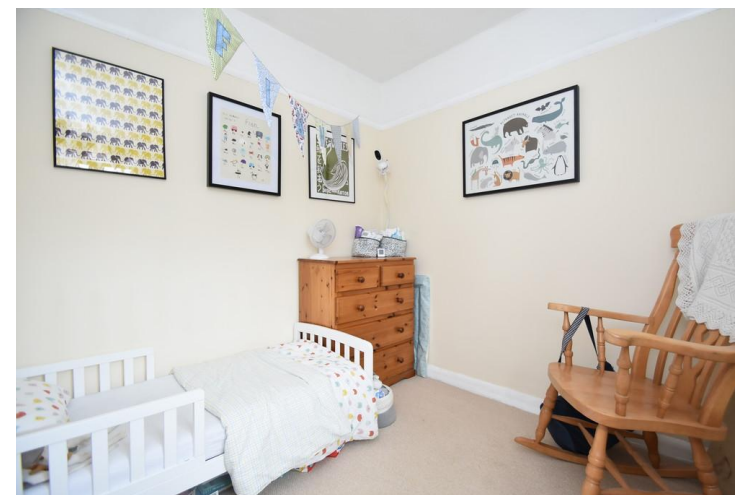
Services – Mains Drainage, Gas Central Heating, Water, Electric

Post Code – CO10 1NF

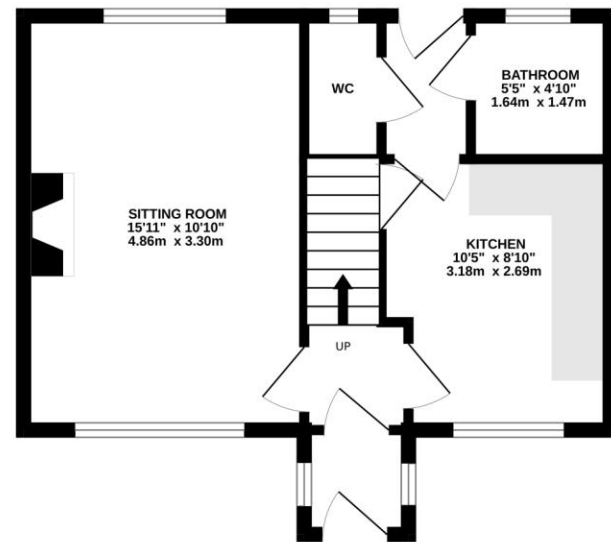
Viewings by appointment

Bychoice Estate Agents

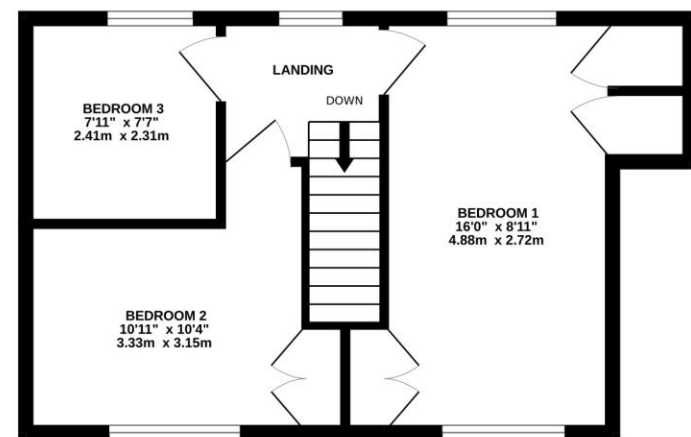
Tel: 01787 468400



GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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

York Road | Sudbury | CO10 1NF

£250,000

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- Three Bedrooms
- Dual Aspect Sitting Room
- Kitchen/Diner
- Bathroom
- Ground Floor W/C
- Potential To Create Off Road Parking (stpp)
- Rear Garden With Outbuilding