

Summary

A two bedroom mid terrace Victorian cottage boasting a beautiful sitting / dining room with fireplace and inset stove, shaker style kitchen with pantry cupboard and views over the garden, utility room & ground floor w/c. The first floor accommodation comprises the two bedrooms, bathroom & separate w/c. Outside the property benefits from front & rear gardens and is just a short walk to Sudbury town centre and all of the amenities it has to offer, including the branch line train station with links to London Liverpool Street, supermarkets, doctors surgery, pubs/restaurants, cafes, Sudbury water meadows and more. No Onward Chain.

Description

Approximate Room Sizes

ENTRANCE HALL Front door leads into entrance hall, door to lounge, stairs ascending to first floor landing.

LOUNGE 19' 10" x 11' 11" (6.05m x 3.63m) Double glazed windows and patio doors to front garden, fireplace with inset stove, door to under stairs storage cupboard, door to kitchen.

KITCHEN 12' 8" x 9' 5" (3.86m x 2.87m)

Shaker style kitchen comprising base level units with work surfaces over incorporating a one and a quarter bowl sink with drainer to side and mixer tap over, inset electric hob with extractor fan over, integrated electric oven, space for under counter fridge. Opening into pantry cupboard with window to rear. Double glazed window to rear door to utility area.

UTILITY ROOM 6' 6" x 6' 6" (1.98m x 1.98m)

Double glazed window and door to rear, door to w/c. Space and plumbing for washing machine.

WC Comprising wall mounted wash hand basin with taps over and toilet.

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

BEDROOM ONE 12' 4" x 9' 11" (3.76m x 3.02m) Double glazed window to front & rear.

BEDROOM TWO 9' 2" x 8' 9" (2.79m x 2.67m) Double glazed window to front.

BATHROOM Double glazed window to rear, panelled bath with taps and shower over, pedestal wash hand basin with taps over.

WC Close coupled w/c, window to rear.

OUTSIDE The front of the property is approached via a shared access path leading to the front door and garden. The front garden commences with a paved patio area with the remainder laid to gravel stone and enclosed by mature hedging. The rear garden steps up to a lawned area with further gravel area to side, all surrounded by mature flower borders and enclosed by brick wall and timber fencing. There is a useful timber cladded shed with terracotta roof tiles to the corner of the garden.

AGENTS NOTE Council Tax Band - B
EPC Rating - E
Tenure - Freehold
Services - Mains drainage & water, gas heating, electric

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

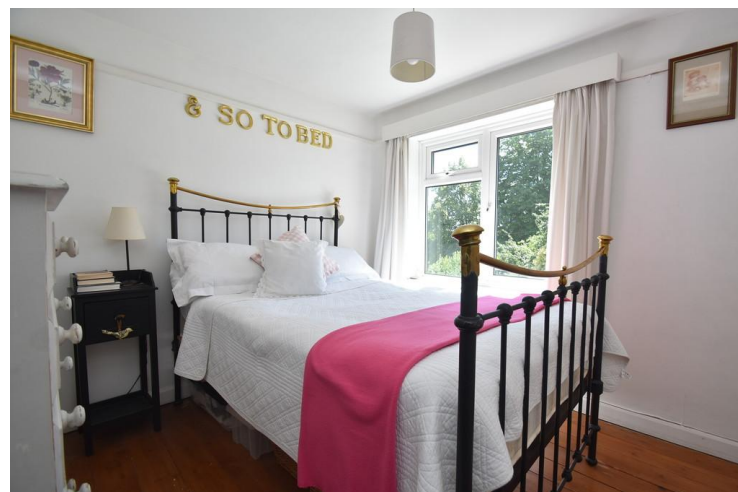
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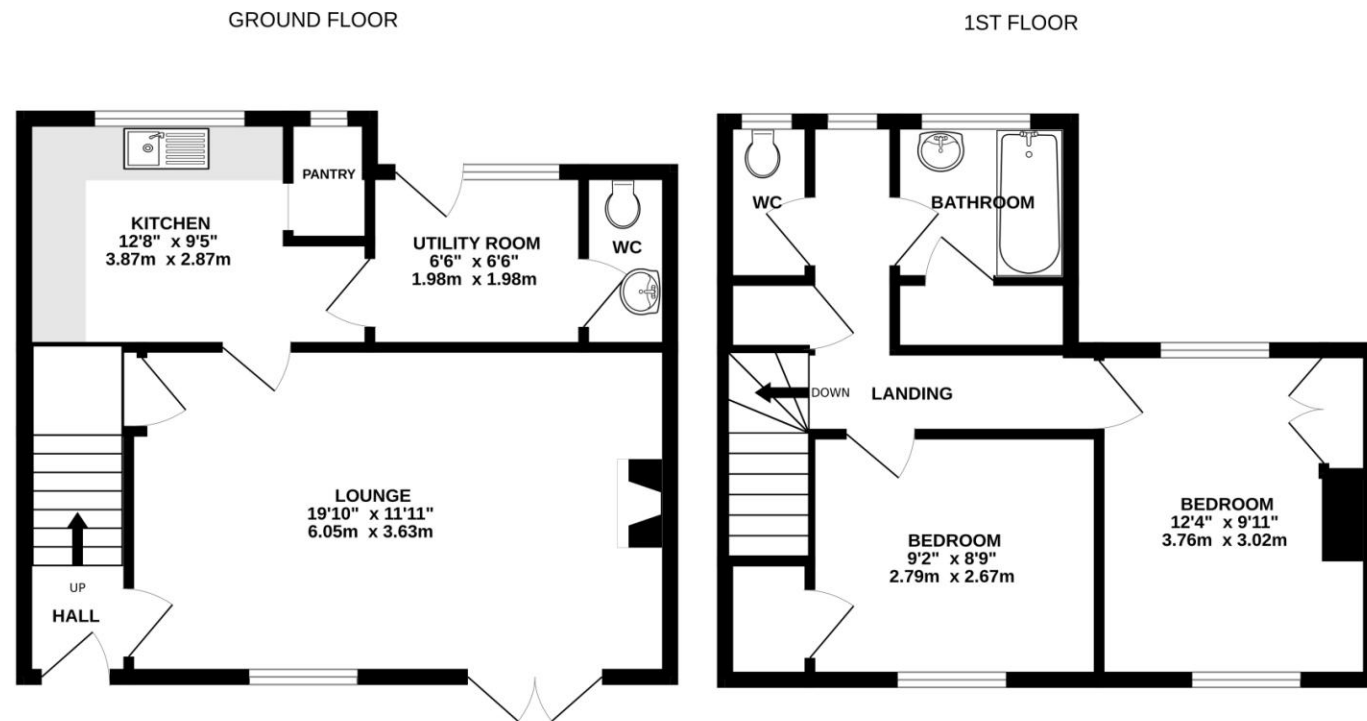
Post Code – CO10 2RS

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	47 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 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

Hillside Cottages | Sudbury | CO10 2RS

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£249,950

- Two Bedrooms
- Victorian Characterful Cottage
- Sitting/Dining Room With Fireplace
- Shaker Style Kitchen With Pantry Cupboard
- Utility & Ground Floor W/C
- Bathroom & Separate W/C
- Front & Rear Gardens