

40 Cross Street, Sudbury, CO10 2DL



Freehold

£152,000

Subject to contract
**Attractive character
home**

- 1 bedrooms
- 1 reception room
- 1 bathroom



A unique opportunity to purchase this one bedroom character home within the old quarter of Sudbury, a level walk

Some details

General information

A unique opportunity has arisen to acquire this one bedroom end of terrace character home situated within the old quarter of Sudbury a level walk to town with the meadows and River Stour a moment's walk away.

The accommodation briefly comprises of a front door that leads into an attractive lounge with centrally set gas fire with brick surround and hearth, further exposed brick wall and stairs rise to the first floor landing. A door leads into a good sized kitchen/diner with woodgrain laminate flooring, work surfaces with inset sink and two ring gas hob, a range of units beneath with stainless steel splashback, space for fridge, further door lead to a lean to conservatory of timber frame construction with doors accessing the rear gardens and windows facing out.

Stairs ascend to the first floor landing/study with wall mounted storage heater, loft access, window to rear and doors that give way to master bedroom situated to the front of the house with double glazing and secondary glazed window to the front, built in cupboard plus additional built in airing cupboard. There is a shower room set to the rear with double shower enclosure, wc, vanity wash handbasin and window to rear aspect.

Lounge

13' 7" x 10' 8" (4.14m x 3.25m)

Kitchen/dining room

12' 7" x 7' 6" (3.84m x 2.29m)

Conservatory

10' 4" x 5' 7" (3.15m x 1.7m)

Landing

8' 9" x 7' 4" (2.67m x 2.24m)

Bedroom one

10' 5" x 9' 3" (3.18m x 2.82m)

Shower room

7' 4" x 4' 9" (2.24m x 1.45m)

The outside

A gate opens to a pathway that extends to the front door. The majority of gardens are set in a low maintenance style with a number of flower and shrubs borders interspersed. The front gardens are retained by dwarf walls.

The rear garden is walled with a gate providing rear access and the majority is patio paved.

Where?

Sudbury is a thriving and expanding market town with a good range of local amenities including branch rail link to London Liverpool Street station via Marks Tey with local bus service, a range of boutique shops as well as high street brand names and supermarkets including Waitrose, Sainsbury's, Tesco and Aldi.

Important information

Council Tax Band - B

Services - We understand that mains electricity, gas, water and drainage are connected.

Tenure - Freehold

EPC rating - F

Agents Note - the property is affected by a right of way. The neighbouring property has a right of way across the rear of 40 Cross Street.

Directions

Using Fenn Wright offices in Market Hill as point of origin, applicants are advised to take the left hand fork into Friars Street, continue to the end of the road. Turn left into Cross Street and the property can be found on the left hand side shortly before the bridge. (Ref: NAS/29373.jmw)

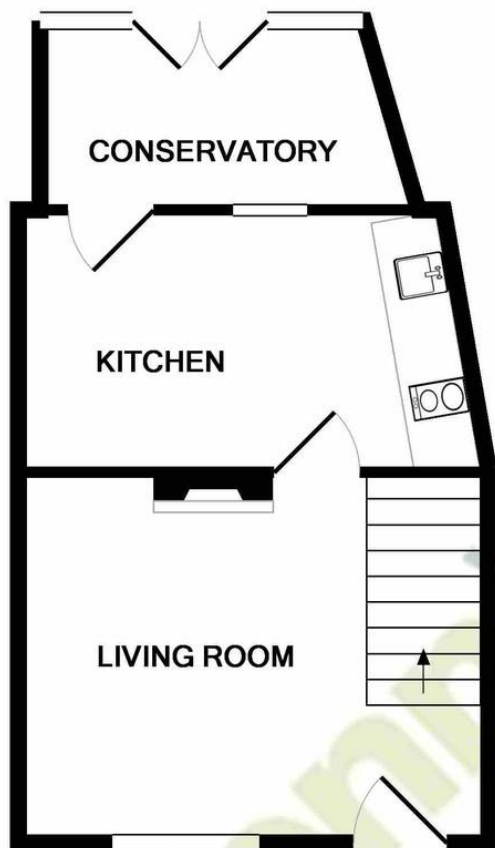
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

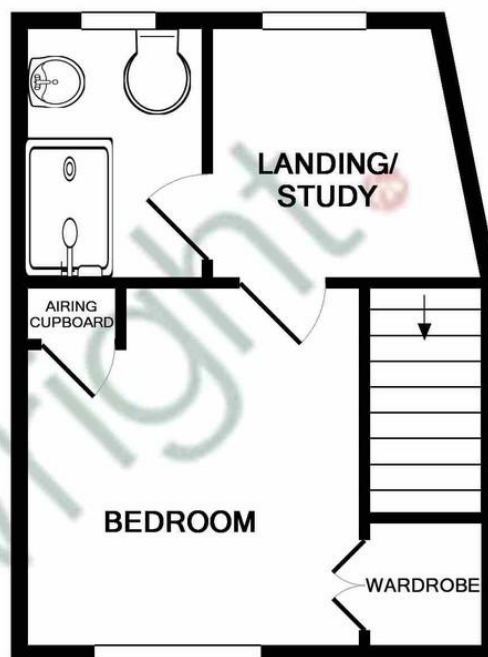
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Viewing

To make an appointment to view this property please call us on 01787 327 000.



GROUND FLOOR



1ST FLOOR

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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Consumer Protection Regulations 2008

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Particulars of 40 Cross Street, Sudbury, CO10 2DL

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