

East Street, Sudbury CO10 2TU



welcome to

East Street, Sudbury

Set in this popular part of Sudbury and giving easy access to the town centre is this attractive and well-presented two bedroom cottage. The property benefits from two reception rooms and private garden.













Lounge

11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed door to front aspect and double glazed window to front aspect. Fireplace with inset burner. Storage heater.

Dining Room

11' 5" x 11' 3" (3.48m x 3.43m)

Double glazed window to rear aspect. Stairs rising to first floor. Storage heater. Opening onto:-

Kitchen

7' 9" x 6' (2.36m x 1.83m)

Double glazed window to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Butler sink with mixer tap set into worktop. Integral oven and hob. Doorway leading to:-

Rear Lobby

Double glazed door leading to garden. Plumbing for washing machine. Door to:-

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail.

Landing

Doors leading to bedrooms.

Bedroom One

12' 9" \times 11' 6" ($3.89 \text{m} \times 3.51 \text{m}$) Double glazed window to front aspect. Electric heater, access to loft.

Bedroom Two

8' 8" x 11' 6" (2.64m x 3.51m) Double glazed window to front aspect. Electric heater, access to loft.

Front Garden

The enclosed garden is predominantly laid to shingle and a pathway leads to the front door.

Rear Garden

Side gate access. The low maintenance garden has areas of decking and paving.





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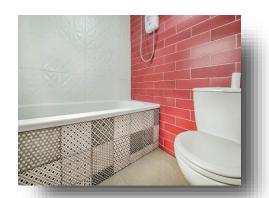
East Street, Sudbury

- Two bedrooms
- Close to town centre
- Two reception rooms
- Ground floor bathroom
- Well presented throughout

Tenure: Freehold EPC Rating: D

offers in excess of

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD109443



Property Ref: SUD109443 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the end boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





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