



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" x 11' 6" (3.89m x 3.51m)

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

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Property Ref:
SUD109443 - 0004

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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.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk