



The Beeches, Bulmer Road, Sudbury CO10 7FP

welcome to

The Beeches, Bulmer Road, Sudbury

A three bedroom modern end terraced house situated in a popular location of Sudbury. The property offers a large lounge/diner, modern kitchen, ground floor cloakroom, and two allocated parking spaces.



Entrance Hall

Door to front aspect. Stairs rising to first floor.

Cloakroom

Suite comprising low level WC and wash hand basin. Radiator.

Lounge

17' 11" x 11' 6" (5.46m x 3.51m)

Two double glazed windows to rear aspect and double glazed french doors leading to garden.

Kitchen

13' 4" x 10' 10" max (4.06m x 3.30m max)

Double glazed windows to front and side aspects. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven with hob and hood over. Radiator.

Landing

Stairs rising from entrance hall. Access to loft, storage cupboard.

Bedroom One

17' 11" max x 9' 4" (5.46m max x 2.84m)

Double glazed window to front aspect. Radiator.

Bedroom Two

9' 10" x 8' 6" + recess (3.00m x 2.59m + recess)

Double glazed window to rear aspect. Radiator,

Bedroom Three

11' 6" x 7' 8" max (3.51m x 2.34m max)

Double glazed window to rear aspect.

Bathroom

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

Rear Garden

The rear garden commences with an enclosed patio area with the remainder being predominantly laid to lawn. The seating area is contained by a low picket fence. Two allocated parking spaces.



view this property online williamhbrown.co.uk/Property/SUD109709



welcome to

The Beeches, Bulmer Road, Sudbury

- Three bedrooms
- End terraced
- Ground Floor Cloakroom
- Popular location
- Two allocated parking spaces

Tenure: Freehold EPC Rating: B

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD109709



Property Ref:
SUD109709 - 0005

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.

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