





## welcome to

# **Nelson Road, Sudbury**

- No onward chain
- Three bedrooms
- Garage in block
- Ground floor cloakroom
- Popular part of Sudbury

Tenure: Freehold EPC Rating: C

£220,000

#### **Entrance Hall**

Door to front aspect. Understairs cupboard, stairs rising to first floor.

#### Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin.

## Kitchen / Diner

16' 10" x 8' 6" (5.13m x 2.59m) Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer with mixer tap. Integral oven with hob and extractor over. Space for appliances. Radiator.

#### Lounge

14' 11" x 13' 10" ( 4.55m x 4.22m ) Double glazed windows and door to rear aspect. Radiator.

# Landing

Access to loft. Airing cupboard.

#### **Bedroom One**

15' x 8' 6" ( 4.57m x 2.59m ) Double glazed window to rear aspect. Built in wardrobe, radiator.

#### **Bedroom Two**

14' 2" x 8' 6" ( 4.32m x 2.59m ) Double glazed window to front aspect. Radiator.

## **Bedroom Three**

11' 2" x 6' 3" ( 3.40m x 1.91m ) Double glazed window to rear aspect. Radiator.

## **Bathroom**

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

#### Rear Garden

The rear garden commences with a patio seating area with the remainder being predominantly laid to lawn. Rear gate access.

# **Parking**

Garage in block.







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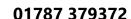


# Property Ref:

SUD109905 - 0002

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