



**Nelson Road, Sudbury CO10 1PW**

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**

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Property Ref:

SUD109905 - 0002

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### 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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