



**Banham Drive, Sudbury CO10 2GN**



**welcome to**

**Banham Drive, Sudbury**

\*NO ONWARD CHAIN\* Set within this extremely popular over 55's development is this two bedroom bungalow that offers a spacious lounge and a flexible layout, with patio doors in the second bedroom leading to the communal gardens, and is enhanced with parking.



### **Entrance Hall**

Door to front aspect. Radiator. Door leading to:-

### **Lounge**

14' + bay x 12' 7" max ( 4.27m + bay x 3.84m max )  
Two double glazed bay windows to front aspect.  
Door leading to inner hall and:-

### **Kitchen**

10' 3" x 5' 8" ( 3.12m x 1.73m )  
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 unit with mixer tap. Integral oven and hob with extractor over. Washing machine and fridge. Space for appliances.

### **Inner Hall**

### **Bedroom One**

12' 10" + wardrobes x 9' 7" ( 3.91m + wardrobes x 2.92m )  
Double glazed window to rear aspect. Range of fitted bedroom furniture. Radiator.

### **Bedroom Two**

9' 1" x 8' 11" ( 2.77m x 2.72m )  
Double glazed patio doors to rear aspect leading to communal gardens. Airing cupboard, radiator.

### **Bathroom**

Suite comprising low level WC, pedestal wash hand basin and shower cubicle. Extractor fan.

### **Front Garden**

The front garden is predominantly laid to lawn.  
Parking and communal gardens.



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welcome to

## Banham Drive, Sudbury

- No onward chain
- Two bedrooms
- Parking
- Spacious lounge
- Well maintained communal gardens

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£195,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD109943 - 0004

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