





# welcome to

# **Christopher Court, Sudbury**

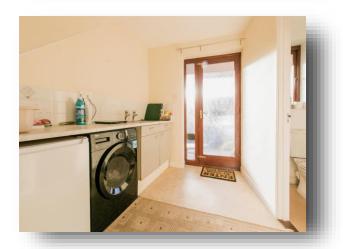
\*NO ONWARD CHAIN \* PARKING\* situated in one of Sudbury's most highly regarded areas that offers a peaceful setting yet only being stone's throw from either the town centre, railway station or the famous water meadows is the stunning property that offers spacious living and parking.













## **Entrance Porch**

An arched brick canopy porch with storage cupboard, storage cupboard. Hardwood door with sidelight windows leading to:-

## **Entrance Hall**

Storage heater, storage cupboard. Stairs rising to first floor and door leading to:-

## **Utility Room**

8' x 6' 4" ( 2.44m x 1.93m )

Glazed door with sidelights to rear aspect leading to covered area below balcony. Storage heater. Fitted with base units and stainless steel sink and drainer unit.

#### **Shower Room**

Suite comprising low level WC, wash hand basin and shower cubicle. Shaver point.

## **Lounge / Diner**

18' 6" x 10' (5.64m x 3.05m)

A bright and spacious double aspect room with an attractive diamond oriel window to the front aspect. Two storage heaters, stairs leading to galleried bedroom, French doors and three windows to the rear aspect leading to the south facing balcony. Door leading to kitchen.

## Balcony

Running across the rear of the property with views over the courtyard and roofscapes.

### Kitchen

8' x 6' 4" ( 2.44m x 1.93m )

Window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Space for appliances.

#### **Bedroom One**

14' x 10' 6" ( 4.27m x 3.20m )
Glazed gallery rail overlooking the lounge. Two velux windows.





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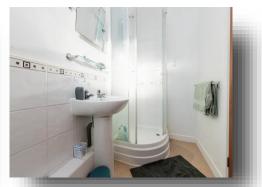
- South Facing Balcony
- Galleried Mezzanine Bedroom
- Parking Space
- No Upward Chain
- Highly regarded location

Tenure: Freehold EPC Rating: E

offers in excess of

£210,000







Gainsborough's House

Station Por

Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: SUD110041 - 0004 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.

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