



**Humphry Road, Sudbury CO10 1UD**

**welcome to**

**Humphry Road, Sudbury**

NO ONWARD CHAIN! Situated within easy reach of the town centre is this extended well-presented two bedroom home, offering spacious and flexible accommodation, including a large lounge, stunning kitchen & additional ground floor reception room & enhanced with a private garden & block paved frontage



**Entrance Hall**

Door to front aspect, radiator. Stairs rising to first floor.

**Lounge / Diner**

22' x 12' ( 6.71m x 3.66m )

Double glazed patio doors leading to garden. Two radiators, door leading to:-

**Kitchen**

14' 11" x 7' 3" ( 4.55m x 2.21m )

Two windows to front aspect. 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. Space for appliances, central heating boiler, radiator.

**Reception Room / Gf Bedroom**

16' 4" x 6' 11" ( 4.98m x 2.11m )

Double glazed patio doors to rear aspect. Two radiators, Central wall creating two spaces.

**Landing**

Double glazed window to rear aspect. Access to loft.

**Bedroom One**

12' 11" x 11' 6" ( 3.94m x 3.51m )

Double glazed window to front aspect. Feature fireplace, radiator.

**Bedroom Two**

12' 3" x 6' 7" ( 3.73m x 2.01m )

Double glazed window to rear aspect. Radiator.

**Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Built in storage cupboard.

**Front Garden**

The front of the property is laid to block paving.

**Rear Garden**

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



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welcome to

## Humphry Road, Sudbury

- No onward chain
- Two double bedrooms
- Private rear garden and block paved frontage
- Easy access to Sudbury town centre
- Large lounge/diner

Tenure: Freehold EPC Rating: D

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110045 - 0002

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