



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

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110045 - 0003

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