

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" ($4.98m \times 2.11m$) 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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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





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Property Ref: SUD110045 - 0003 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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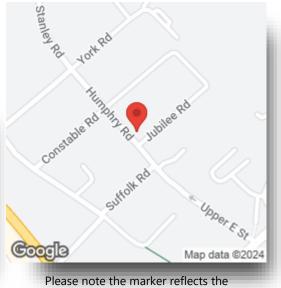
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postcode not the actual property