





## welcome to

# **Station Road, Sudbury**

Situated in the heart of Sudbury is this former weavers terraced cottage with spacious accommodation over three floors and parking. The property offers large open plan living space, three double bedrooms and enclosed gardens.













### Lounge

17' 7" x 11' 5" ( 5.36m x 3.48m )

Double glazed door and double glazed window to front aspect. Radiator. Storage cupboard. Opening onto:-

#### Kitchen

11' 4" x 6' 5" ( 3.45m x 1.96m )

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven and hob with hood over.

### **First Floor Landing**

Stairs rising to second floor. Doors leading to bedroom one and bathroom.

### **Bedroom One**

 $12' 5" \times 11' 4" (3.78m \times 3.45m)$  Double glazed window to front aspect. Large walk in storage cupboard. Radiator.

### Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and bath with shower over. Heated towel rail, storage cupboard housing central heating boiler

### **Second Floor Landing**

Doors leading to bedrooms two and three.

### **Bedroom Two**

11' 9"  $\times$  11' 3" (  $3.58m \times 3.43m$  ) Double glazed window to front aspect. Access to loft, radiator.

### **Bedroom Three**

12' 1" max x 11' 7" ( 3.68m max x 3.53m )

Double glazed window to rear aspect. Radiator.

#### Rear Garden

The low maintenance walled rear garden has raised beds. Rear gate leading to parking (permit).





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## **Station Road, Sudbury**

- Three bedrooms
- Well-presented
- Town House
- Enclosed rear garden
- Permit Parking

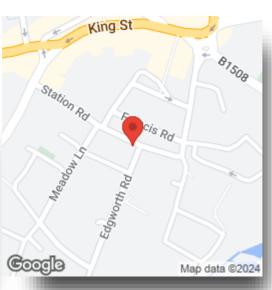
Tenure: Freehold EPC Rating: D

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110124



Property Ref: SUD110124 - 0002 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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