



**Queens Road, Sudbury CO10 1PQ**



**welcome to**

**Queens Road, Sudbury**

\*NO ONWARD CHAIN\* a three bedroom bay fronted semi detached home set within this popular part of Sudbury that benefits from two spacious reception rooms and OFF ROAD PARKING



### **Entrance Hall**

Double glazed door to front aspect. Stairs rising to first floor, radiator. Door leading to:-

### **Lounge**

14' 9" x 10' 1" into bay ( 4.50m x 3.07m into bay )

Double glazed bay window to front aspect. Fireplace housing gas fire. Radiator.

### **Dining Room**

12' 10" x 10' 8" ( 3.91m x 3.25m )

Sash window to rear aspect. Central heating boiler. Door leading to kitchen and door to:-

### **Kitchen**

8' 11" x 8' 9" ( 2.72m x 2.67m )

Window to side aspect and door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Hot water boiler. Space for appliances. Door to cellar and:-

### **Bathroom**

Window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap.

Heated towel rail, radiator.

### **Cellar**

13' 6" x 7' 7" ( 4.11m x 2.31m )

Power and light connected. Window to rear aspect.

### **Landing**

Access to loft. Storage cupboard.

### **Bedroom One**

13' 5" x 12' 2" ( 4.09m x 3.71m )

Two sash windows to front aspect. Built in wardrobe, radiator.

### **Bedroom Two**

11' 7" x 8' 8" ( 3.53m x 2.64m )

Sash window to rear aspect. Radiator.

### **Bedroom Three**

8' 9" x 4' 6" ( 2.67m x 1.37m )

Sash window to side aspect. Door leading to cloakroom that has been added with a low level WC and wash hand basin. Radiator.

### **Front Garden**

The driveway provides off road parking and there is an area of shingle and a pathway leading to the front door.

### **Rear Garden**

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

### **Agent's Note**

As is usual with properties of this type, there is a right of way across the rear garden.



**view this property online** [williamhbrown.co.uk/Property/SUD109991](http://williamhbrown.co.uk/Property/SUD109991)



welcome to

## Queens Road, Sudbury

- No onward chain
- Off road parking
- Three bedrooms
- Ground floor bathroom and first floor W.C
- Bay fronted lounge and separate dining room

Tenure: Freehold EPC Rating: D

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD109991](http://williamhbrown.co.uk/Property/SUD109991)



Property Ref:  
SUD109991 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01787 379372**



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



**williamhbrown.co.uk**