



Gainsborough Road, Sudbury CO10 2HT

welcome to

Gainsborough Road, Sudbury

Situated in a perfect position to take advantage of both the town centre and the Water Meadows is this well presented two double bedroom Victorian semi detached that benefits from two reception rooms, first floor bathroom and a private garden.



Entrance Hall

Glazed door to front aspect. Understairs cupboard, stairs rising to first floor. tiled flooring, radiator.

Lounge

11' 10" x 11' 1" (3.61m x 3.38m)

Two double glazed sash windows to front aspect. Fireplace. Picture rail. Exposed floorboards, radiator.

Dining Room

10' 8" x 9' 2" (3.25m x 2.79m)

Double glazed window to rear aspect. Fireplace. Picture rail. Exposed floorboards. Radiator.

Kitchen

10' 11" x 6' 5" (3.33m x 1.96m)

Two double glazed windows to side 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 with hob and hood over. Space for appliances. Door leading to garden, radiator.

Landing

Access to loft.

Bedroom One

14' 6" x 11' 10" max (4.42m x 3.61m max)

Beautiful double aspect room with three double glazed sash windows to front aspect and double glazed sash window to side aspect. Radiator.

Bedroom Two

10' 8" x 9' 2" max (3.25m x 2.79m max)

Double glazed window to rear aspect. Feature fireplace. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath. Radiator.

Rear Garden

A gate to the front of the property provides access to the rear garden, which commences with a patio seating area. The remainder has areas of lawn and a number of mature and well stocked beds and shrubs.

Outbuilding

Plumbing for washing machine. Power and light connected.



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welcome to

Gainsborough Road, Sudbury

- Two double bedrooms
- First floor bathroom
- Two reception rooms
- Victorian semi detached home
- Easy access to town centre

Tenure: Freehold EPC Rating: D

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110113 - 0004

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