

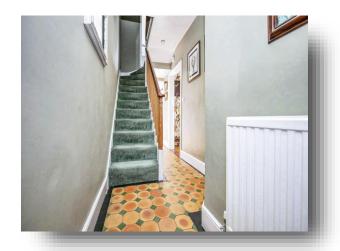
Gainsborough Road, Sudbury CO10 2HT



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.





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

Council Tax Band: B

offers in excess of

£250,000







The Croft Wateneadows The Croft Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110113



Property Ref: SUD110113 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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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