



**Jubilee Road, Sudbury CO10 1UE**



**welcome to**

**Jubilee Road, Sudbury**

Set within a popular part of Sudbury is this three double bedroom home with a first floor and ground floor bathroom. This spacious home offers a big lounge/diner and is enhanced with a large rear garden.



**Entrance Hall**

Double glazed door to front aspect. Understairs cupboard, large storage cupboard. Stairs rising to first floor. Radiator.

**Cloakroom**

Double glazed window to rear aspect. Suite comprising low level WC. Radiator.

**Ground Floor Bathroom**

Double glazed window to rear aspect. Suite comprising wash hand basin and bath. Radiator.

**Dining Room**

11' 4" x 9' 5" ( 3.45m x 2.87m )

Double glazed window to front aspect. Radiator.

**Lounge**

18' 7" x 11' 3" ( 5.66m x 3.43m )

Double glazed windows to front and rear aspects. Two radiators.

**Kitchen**

10' 9" x 10' 6" ( 3.28m x 3.20m )

Double glazed window to rear aspect and double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer with mixer tap. Space for appliances, radiator.

**Landing**

Access to loft.

**Bedroom One**

14' 4" x 10' 10" max ( 4.37m x 3.30m max )

Double glazed window to rear aspect. Radiator.

**Bedroom Two**

13' 5" x 8' 9" ( 4.09m x 2.67m )

Double glazed window to front aspect. Radiator.

**Bedroom Three**

11' 4" x 8' 11" ( 3.45m x 2.72m )

Double glazed window to front aspect. Radiator.

**First Floor Cloakroom**

Double glazed window to rear aspect. Suite comprising low level WC and wash hand basin.

**Bathroom**

13' max x 9' 5" ( 3.96m max x 2.87m )

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

**Front Garden**

The front garden is enclosed by hedgerow and a pathway leads to the front door.

**Rear Garden**

The rear garden commences with a seating area and the remainder is predominantly laid to lawn with mature shrubs and trees.



**view this property online** [williamhbrown.co.uk/Property/SUD110337](http://williamhbrown.co.uk/Property/SUD110337)



welcome to

## Jubilee Road, Sudbury

- Three bedrooms
- First and ground floor bathroom
- Spacious lounge/diner
- Large garden
- Popular location

Tenure: Freehold EPC Rating: C

offers in excess of

**£280,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD110337](http://williamhbrown.co.uk/Property/SUD110337)



Property Ref:  
SUD110337 - 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.

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](mailto:Sudbury@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**