



**Beatty Road, Sudbury CO10 1PL**





**welcome to**

**Beatty Road, Sudbury**

\*NO ONWARD CHAIN\* A three bedroom terraced home offering spacious accommodation and enhanced with a ground floor cloakroom, garage in block and private rear garden. The current owners have started a series of work on the property but there is still some updating required.



**Entrance Hall**

Double glazed door to front aspect. Stairs rising to first floor, radiator.

**Cloakroom**

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

**Lounge**

15' x 14' 2" ( 4.57m x 4.32m )

Double glazed window and double glazed door to rear aspect. Fitted storage units, radiator.

**Kitchen / Diner**

16' 10" x 8' 7" ( 5.13m x 2.62m )

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Integral double oven and inset five ring gas hob. Radiator,

**Landing**

Access to loft. Two storage cupboards.

**Bedroom One**

14' 3" + recess x 8' 6" ( 4.34m + recess x 2.59m )

Double glazed window to rear aspect with views over the greensward. Built in wardrobe recesses.

**Bedroom Two**

15' 2" x 8' 7" ( 4.62m x 2.62m )

Double glazed window to front aspect. Radiator.

**Bedroom Three**

11' 2" x 6' 3" ( 3.40m x 1.91m )

Double glazed window to rear aspect. Radiator.

**Bathroom**

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

**Rear Garden**

The rear garden commences with a decked seating area with the remainder being predominantly laid to lawn.

**Agent's Note**

The vendors have advised that the sale of the property will include a new bathroom suite (not fitted).



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## Beatty Road, Sudbury

- No onward chain
- Three bedrooms
- Some works needed
- Garage in block
- Private rear garden backing on to an area of Greensward

Tenure: Freehold EPC Rating: C

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD109548 - 0002

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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)**