

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).





welcome to

Beatty Road, Sudbury

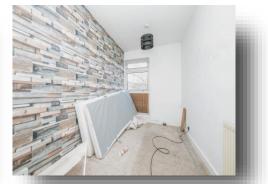
- No onward chain
- Three bedrooms
- Some works needed
- Garage in block
- Private rear garden backing on to an area of Greensward

Tenure: Freehold EPC Rating: C

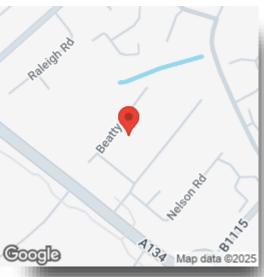
offers in excess of

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD109548



Property Ref: SUD109548 - 0003 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.





01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk