



Tudor Road, Sudbury CO10 1LD

welcome to

Tudor Road, Sudbury

NO ONWARD CHAIN A three bedroom semi detached home set within a popular part of Sudbury with easy access to local schools. The property offers spacious accommodation and is enhanced with off road parking, a garage and larger than average garden.



Entrance Porch

Double glazed door to front aspect. Door leading to entrance hall and:-

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC. Electric heater.

Entrance Hall

Stairs rising to first floor. Understairs cupboard,. Door leading to lounge and:-

Kitchen

12' 6" x 8' 9" (3.81m x 2.67m)

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Cupboard housing central heating system. Sink and drainer unit with one and a half bowl. Space for appliances. Door leading to:-

Conservatory

11' 11" x 8' 6" (3.63m x 2.59m)

Double glazed windows to three aspects. Double glazed french doors leading to garden.

Landing

Double glazed window to front aspect. Airing cupboard.

Bedroom One

13' 1" max x 11' 2" (3.99m max x 3.40m)

Double glazed window to front aspect. Built in wardrobe.

Bedroom Two

11' 2" x 10' 11" (3.40m x 3.33m)

Double glazed window to rear aspect.

Bedroom Three

10' 4" max x 9' 3" (3.15m max x 2.82m)

Double glazed window to rear aspect.

Bathroom

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

Front Garden

A block paved driveway leads to the garage and the remainder is predominantly laid to shingle.

Rear Garden

The rear garden commences with a patio seating area and a door leads to the storage area of the garage. Side access gate. The remainder is predominantly laid to lawn with a shed.

Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved



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Tudor Road, Sudbury

- No onward chain
- Three bedrooms
- Spacious semi detached home
- Driveway and garage
- Popular location

Tenure: Freehold EPC Rating: D

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110638 - 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



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



williamhbrown.co.uk