



**Cross Street, Sudbury CO10 2DJ**



**welcome to**

**Cross Street, Sudbury**

**\*NO ONWARD CHAIN\*** Set in the popular part of Old Sudbury and giving easy access to both the town centre and beautiful Water Meadows is this two double bedroom cottage with spacious living, private rear garden and residents permit parking available.



**Lounge**

13' 2" x 12' ( 4.01m x 3.66m )

Double glazed door and double glazed window to front aspect. Radiator. Opening onto:-

**Dining Room**

12' 9" x 10' 1" max ( 3.89m x 3.07m max )

Double glazed window to rear aspect. Stairs rising to first floor, radiator. Door leading to:-

**Kitchen**

12' x 7' 9" ( 3.66m x 2.36m )

Double glazed window 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. Space for appliances, central heating boiler. Door leading to:-

**Rear Lobby**

Double glazed door leading to garden. Door leading to:-

**Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Radiator, extractor fan.

**Landing**

Door leading to bedrooms.

**Bedroom One**

12' 5" x 11' 8" ( 3.78m x 3.56m )

Double glazed window to front aspect. Two built in wardrobes, two radiators.

**Bedroom Two**

12' 10" max x 7' 2" ( 3.91m max x 2.18m )

Some restricted height. Double glazed window to rear aspect. Built in wardrobe, two radiators.

**Rear Garden**

The rear garden has areas of concrete, patio and lawn. Rear gate access.

**Agents Note**

We have been advised that there is residents permit parking available on Cross Street. This is not guaranteed and we advise any potentially interested parties complete their own research.



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welcome to

## Cross Street, Sudbury

- No onward chain
- Two bedrooms
- Some updating needed
- Residents permit parking available
- Spacious lounge and dining room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110683 - 0004

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