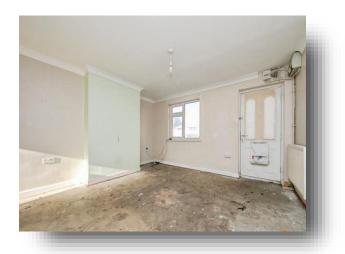


**Cross Street, Sudbury CO10 2DJ** 

## 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.





## 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

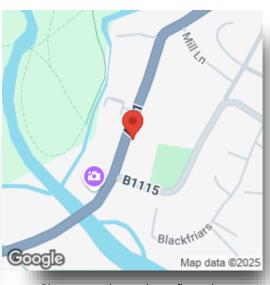
offers in excess of

£185,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110683



Property Ref: SUD110683 - 0004 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.



Sudbury@williamhbrown.co.uk



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



william h brown

williamhbrown.co.uk

01787 379372

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.