



**Trafalgar Road, Sudbury CO10 1FA**



**welcome to**

**Trafalgar Road, Sudbury**

**\*NO ONWARD CHAIN\*** A spacious and well presented two bedroom home set within this popular part of Sudbury that offers a large lounge, private garden and allocated parking.



**Entrance Porch**

Double glazed entrance door and double glazed window to front aspect. Radiator. Door leading to:-

**Lounge**

19' 6" x 13' 8" ( 5.94m x 4.17m )

Double glazed window to front aspect. Stairs rising to first floor. Radiator. door leading to:-

**Kitchen**

13' 8" x 7' 4" ( 4.17m x 2.24m )

Double glazed window to rear aspect and double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances, radiator.

**Landing**

Access to loft, airing cupboard.

**Bedroom One**

13' 8" into recess x 13' 8" max ( 4.17m into recess x 4.17m max )

Double glazed window to rear aspect. Radiator.

**Bedroom Two**

12' 11" x 7' 5" ( 3.94m x 2.26m )

Double glazed window to front aspect. Radiator.

**Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over.

**Front Garden**

The front is predominantly laid to lawn with a pathway leading to the front door.

**Rear Garden**

The rear garden commences with a patio area. The remainder is predominantly laid to lawn with rear gate access. Shed to remain.



***view this property online*** [williamhbrown.co.uk/Property/SUD110709](http://williamhbrown.co.uk/Property/SUD110709)



**welcome to**

## **Trafalgar Road, Sudbury**

- No onward chain
- Two bedrooms
- Allocated parking
- Spacious lounge/diner
- Private garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£220,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD110709](http://williamhbrown.co.uk/Property/SUD110709)



Property Ref:  
SUD110709 - 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.



**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)**