

**Essex Avenue, Sudbury CO10 1YZ** 

## welcome to

# **Essex Avenue, Sudbury**

- Two/Three bedrooms
- Semi-detached
- Ensuite
- No onward chain
- Allocated parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000

#### **Entrance Hall**

Double glazed door to front aspect. Storage cupboard. Stairs rising to first floor. Radiator.

### Kitchen / Diner

12' 4" x 9' 7" ( 3.76m x 2.92m )

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. Large storage cupboard. Radiator.

#### Lounge

15' 8" x 11' 4" ( 4.78m x 3.45m ) Double glazed patio doors leading to conservatory. Cupboard housing central heating boiler. Radiator.

## Landing

Access to loft. Storage cupboard.

#### **Bedroom One**

15' 8" x 10' max ( 4.78m x 3.05m max ) Split into two rooms with a central partition. Two double glazed windows to rear aspect. Two radiators.

#### **Bedroom Two**

Split into two spaces with bedroom area and dressing area with door leading to ensuite.

Bedroom Area - 9' 6" x 8' 4".

Dressing Area 10' 8" x 6' 11" max. Double glazed window to front aspect.

#### **Ensuite**

Suite comprising low level WC, wash hand basin and shower cubicle.
Extractor fan.

#### **Bathroom**

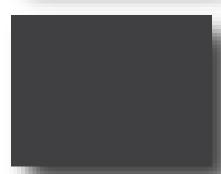
Two double glazed windows to front aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap Radiator.

#### Rear Garden

The rear garden is mainly laid to paving.







## view this property online williamhbrown.co.uk/Property/SUD111024



## Property Ref:

SUD111024 - 0005

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