



Melford Road, Sudbury CO10 1JT

welcome to

Melford Road, Sudbury

Situated on the highly regarded Melford Road and enjoying views over the Water Meadows is this two double bedroom home, offering well presented accommodation including a lovely lounge and stunning kitchen. The property is further enhanced with a large rear garden.



Lounge

12' x 11' 10" (3.66m x 3.61m)

Double glazed window and double glazed door to front aspect. Fireplace. Radiator.

Kitchen

11' 9" x 9' 7" (3.58m x 2.92m)

Double glazed window to rear aspect. Stairs rising to first floor and down to bathroom. Central heating boiler.

Bathroom

9' x 8' 7" (2.74m x 2.62m)

Window to rear aspect. Suite comprising low level WC, wash hand basin, bath and shower cubicle. Heated towel rail.

Landing

Doors leading to bedrooms.

Bedroom One

12' x 10' 9" (3.66m x 3.28m)

Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

9' 10" x 9' 5" (3.00m x 2.87m)

Double glazed window to rear aspect with views over the meadows. Radiator.

Rear Garden

The rear garden commences with a seating area, and the remainder is predominantly laid to lawn.



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welcome to Melford Road, Sudbury

- Two double bedrooms
- Large garden
- Large bathroom
- Lovely lounge
- Stunning kitchen

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

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD111041 - 0002

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william h brown



01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk