

Melford Road, Sudbury CO10 1JT

william h brown

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.





welcome to

Melford Road, Sudbury

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

Tenure: Freehold EPC Rating: Awaited

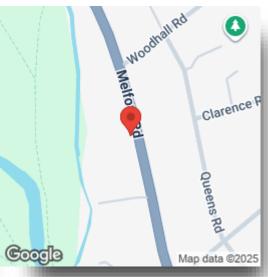
Council Tax Band: B

£225,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111041



Property Ref: SUD111041 - 0002 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

01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk

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.