



Gainsborough Street, Sudbury CO10 2EU

welcome to

Gainsborough Street, Sudbury

A beautiful three double bedroom Grade II listed home likely constructed in the early to mid 19th Century, This spacious home offers many beautiful features including high ceilings and sash windows and is enhanced with a first floor bathroom, ground floor W.C and cellar and walled garden.



Entrance Hall

A fine six panelled timber front door with semi-circular fan light above and a modern six panelled door with inset semi-circular fan light to the rear opening straight on to the garden. Archway half way a long with stairs to the first floor and doors to all ground floor rooms and cellar.

Lounge

14' 9" x 11' 6" (4.50m x 3.51m)

Sash window to the Front, High Ceilings, Feature fireplace with arched recesses on either side with low level cupboards. Radiator.

Dining Room

11' 10" x 9' 6" (3.61m x 2.90m)

Sash window to the front, High Ceilings, Large walk in understairs cupboard. Radiator.

Kitchen

11' 2" x 11' 2" (3.40m x 3.40m)

Full height box bay to the rear with windows to side and rear and double glazed French doors to the garden, Stainless steel sink and drainer unit set into wooden worktops with a range of matching units, integrated oven with inset hob, space for further appliances. Radiator.

Cloakroom

Window to rear, Heated towel rail, Wash hand basin and W.C.

Cellar

12' 2" x 11' 2" (3.71m x 3.40m)

A very original cellar with brick steps leading down, coal chute to the front, good ceiling height, brick block floor. Ideal for tanking and conversion

Bedroom

Sash to front, feature fire place, built in wardrobe. Radiator.

Bedroom

12' 10" x 11' 10" (3.91m x 3.61m)

Two sash windows to front. Radiator.

Bedroom

11' 2" x 8' 10" (3.40m x 2.69m)

Sash to rear, built in wardrobe. Radiator.

Bathroom

8' 10" x 8' 2" (2.69m x 2.49m)

Sash window to rear, Bath with mixer tap and shower attachment, Wash hand basin, W.C, Heated towel rail.

Walled Garden

Seating area with remainder mainly to lawn with a winding path running down the garden and beds to boarder.

Studio / Out Building

A Victorian brick built building with a pitched clay pantile roof in need of some repair but great potential for conversion to a lovely summerhouse / studio etc.



view this property online williamhbrown.co.uk/Property/SUD111141



welcome to

Gainsborough Street, Sudbury

- No onward chain
- Three double bedrooms
- Grade II listed town centre property
- Two spacious reception rooms
- Large walled garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£390,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111141



Property Ref:
SUD111141 - 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.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk