

Upper East Street, Sudbury CO10 1UB



welcome to

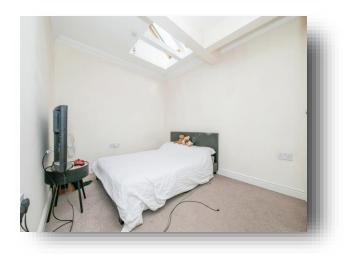
Upper East Street, Sudbury

NO ONWARD CHAIN Set in a convenient position to give easy access to Sudbury town centre is this spacious three bedroom first floor apartment that benefits from 125 year lease and 2 allocated parking spaces.













Entrance Porch

Double glazed door to front aspect. Stairs leading to:-

Entrance Hall Velux window. Double glazed window. Central heating boiler, radiator.

Kitchen

10' 7" x 6' 7" ($3.23m \times 2.01m$) Double glazed window. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances. Radiator.

Lounge

13' 7" x 9' 11" (4.14m x 3.02m) Double glazed windows to dual aspect. Radiator.

Bedroom One

11' 4" x 8' 6" (3.45m x 2.59m) Two velux windows. Built in wardrobe. Radiator.

Bedroom Two

8' 9" x 10' 7" (2.67m x 3.23m) Double glazed window. Built in wardrobe. Radiator.

Bedroom Three 9' 8" x 6' 7" (2.95m x 2.01m) Double glazed window. Built in wardrobe. Radiator.

Bathroom

Double glazed window. Suite comprising low level WC, wash hand basin and bath with shower over. Extractor fan, heated towel rail.

Parking

The property offers two allocated parking spaces to the front of the property.





welcome to

Upper East Street, Sudbury

- Three bedrooms
- First floor apartment
- 125 year lease
- Two allocated parking spaces
- No onward chain

Tenure: Freehold EPC Rating: C

£225,000





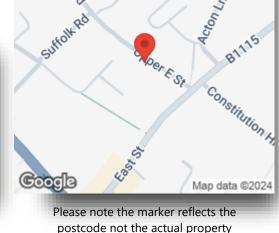
view this property online williamhbrown.co.uk/Property/SUD110327



Property Ref: SUD110327 - 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 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



HUMPHA

P



01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk