





£244,995 Freehold

Nursery Road
Great Cornard
Sudbury
CO10 0NJ

EPC Rating D

Situated in a cul de sac location and being chain free, a three bedroom terraced property with double glazing, gas central heating, a good sized conservatory and off road parking.

Double glazed entrance door with double glazed window beside to



ENTRANCE HALL

Stairs to landing, built in cupboard housing modern gas boiler, panelled door to lounge and archway to

KITCHEN

8' 7" x 6' 5" (2.62m x 1.96m)

Inset single drainer stainless steel sink to work surface, storage cupboards and plumbing for washing machine beneath. Further adjacent worktop with drawers, cupboard and space beneath, tiled floor, archway to



FURTHER KITCHEN AREA

15' 9" x 7' 6" max (4.8m x 2.29m)

Further and adjacent work surfaces with storage cupboards, drawers and built in double oven along with inset four ring ceramic hob with a concealed extractor hood over, good range of wall mounted cabinets, tiled floor, double glazed window to the front.

LOUNGE

18' 1" x 11' 4" (5.51m x 3.45m)

Two radiators, two wall light points, double glazed window to the rear (to the conservatory), double glazed sliding door to

CONSERVATORY

16' 11" x 7' 3" (5.16m x 2.21m)

Radiator, double glazed windows along with double glazed door to the rear.

LANDING

Two built in storage cupboards, radiator, panelled doors to

BEDROOM 1

11' 8" max x 9' 2" to front of wardrobes (3.56m x 2.79m)

Built in wardrobes, radiator, double glazed window to the rear.

BEDROOM 2

12' 2" max x 8' 9" max (3.71m x 2.67m)

Radiator, double glazed window to the front.

BEDROOM 3

8' 8" plus 2' 11" recess x 6' 11" (2.64m x 2.11m)

Radiator, double glazed window to the rear.

BATHROOM

5' 9" x 5' 9" (1.75m x 1.75m)

Tiled, panelled bath with mixer tap and shower screen, pedestal wash hand basin, low level wc, radiator, double glazed window to the front.

OUTSIDE

Small rear garden, mainly paving slabs offering low maintenance, with timber gate to the rear. The front garden is block paved to provide off road parking.



Tenure: Freehold

Council Tax Band B

Local Authority: Babergh District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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