



SUDBURYS
INDEPENDENT ESTATE AGENTS



PRICE £125,000
(LEASEHOLD 90 YEARS UNEXPIRED)

45 Minden Road
Sudbury
Suffolk
CO10 2TY

EPC Rating D

Council Tax Band A

- TWO BEDROOMS •
 - BATHROOM •
 - LOUNGE/DINING ROOM •
 - KITCHEN •
-

We are pleased to offer for sale a leasehold flat requiring improvement and updating

COMMUNAL ENTRANCE HALL
Door to drying area/gardens, door to front aspect and further door to:

ENTRANCE HALL
7' 7" x 6' 5" (2.31m x 1.96m)
Airing cupboard with doors to:

LOUNGE/DINER
14' 6" x 14' 6" (4.42m x 4.42m)
Window to front, doors to:

BEDROOM ONE
15' 1" x 10' (4.6m x 3.05m)
Window to rear elevation.

BEDROOM
12' x 10' (3.66m x 3.05m)
Window to front elevation.

KITCHEN
12' x 7' (3.66m x 2.13m)
Double glazed window to rear elevation, black granite effect work surfaces to three elevations with inset single drainer sink with cupboards under, matching eye level cupboards, slot in electric cooker, space and plumbing for washing machine, larder cupboard, part tiling to walls

BATHROOM
7' x 5' 6" (2.13m x 1.68m)
Window to rear elevation, panelled bath, wash hand basin, low level WC., extractor fan, electric heater.

OUTSIDE
Communal gardens and drying area.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Sudburys

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Contact Us

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Opening Hours

Mon-Fri: 9am – 5pm
Sat: 9am – 3pm