



**Melford Road, Sudbury CO10 1JU**

**welcome to**

**Melford Road, Sudbury**

\*NO ONWARD CHAIN\* Set on the highly regarded Melford Road within Sudbury is this charming two bedroom home that offers a spacious lounge and large garden and is enhanced with views over the Water Meadows.



**Lounge / Diner**

Double glazed front door, double glazed window to front aspect, brick fire place, two radiators, under stair storage cupboards.

**Kitchen**

Double glazed window to rear aspect, one and a half bowl stainless steel sink and drainer unit set into roll edge work surfaces, a range of matching units, integrated oven and inset hob, radiator. Opening to:

**Rear Lobby**

Double glazed door to rear garden, door to:

**Bathroom**

Velux window, Heated towel rail, Extractor. Suite comprising of Bath with mixer taps and shower attachment, Wash hand basin, W.C.

**Landing**

Loft access, doors to bedrooms

**Bedroom**

Double glazed window to front aspect, Radiator, range of fitted bedroom furniture.

**Bedroom**

Double glazed window to rear aspect with views over the Water Meadows, Radiator, Fitted wardrobes and Cupboard housing central heating boiler.

**Rear Garden**

A low maintenance rear garden which is mainly paved with a studio to rear.

**Studio**

10' 11" x 9' 5" ( 3.33m x 2.87m )

Double glazed window and French doors



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welcome to

## Melford Road, Sudbury

- Two bedroom
- Terraced cottage
- Highly regarded location
- Easy access to Sudbury town centre and train station
- Views over the water meadows

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110912 - 0006

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