



**Ballingdon Street, Sudbury CO10 2BP**



**welcome to**

**Ballington Street, Sudbury**

\*NO ONWARD CHAIN\* Set within the popular Ballington part of Sudbury is this exceptionally extended cottage offering two beautiful reception rooms, modern kitchen, two bedrooms and first floor bathroom. The property is further enhanced with a south easterly private garden.



**Lounge**

Door to front aspect. Secondary glazed sash window. Understairs cupboard. Stairs rising to first floor. Exposed timbers. Open fireplace.

**Dining Room**

Double glazed window to rear aspect. Double glazed door leading to garden. Exposed timbers. Opening onto:-

**Kitchen**

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Integral oven with hob and hood over. Space for appliances. Cupboard housing central heating boiler.

**Landing**

Large storage cupboard. Access to loft.

**Bedroom One**

Secondary glazed sash window. Built in wardrobes. Exposed timbers. Radiator.

**Bedroom Two**

Window to side aspect. Radiator.

**Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap. Radiator.

**Rear Garden**

The low maintenance rear garden is mainly laid to block paving. Brick store.



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welcome to

## Ballingdon Street, Sudbury

- No onward chain
- Two double bedrooms
- First floor bathroom
- South easterly private garden
- On street parking and free car park nearby

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111325 - 0002

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