



SUDBURYS
INDEPENDENT ESTATE AGENTS



£290,000 Freehold

Lancaster Road
Sudbury
CO10 1LR

EPC Rating C

Council Tax Band C

- SEMI DETACHED
 - THREE BEDROOMS
 - LOUNGE
 - KITCHEN
 - SHOWER ROOM
 - DOUBLE GLAZING
 - GAS CENTRAL HEATING
 - WORK REQUIRED
-

Situated in a cul de sac on this highly respected and sought after older development just off the Melford Road stands this three bedroom semi detached bungalow offered **CHAIN FREE** but requiring some tender loving care.

ENTRANCE HALL

Built in cupboard housing gas boiler, access to loft space, doors to

LOUNGE

16' 7" x 13' 7" max plus recess (5.05m x 4.14m)
Radiator, double glazed windows to the front and side, door to

KITCHEN

10' 6" x 7' 11" (3.2m x 2.41m)
Timber style fronted units with complimentary mottled worktops comprising inset one and a half bowl single drainer sink with storage cupboards under. Adjoining and opposite further work surfaces with storage cupboards, drawers, space and plumbing for washing machine beneath, inset four ring gas hob unit with extractor hood over, built in oven, built in storage cupboards, wall mounted cabinet, tiled floor, double glazed window to the rear and door to the outside.

SHOWER ROOM

7' 11" x 5' 9" (2.41m x 1.75m)
Shower cubicle with screen door, low level wc, wash hand basin with under storage, part tiled walls, tiled floor, double glazed frosted window to the rear.

BEDROOM 1

15' 10" x 11' 1" widening to 13' 3" (4.83m x 3.38m)
Built in double wardrobe, radiator, double glazed window to the front.

BEDROOM 2

11' 3" x 8' 2" (3.43m x 2.49m)
Built in double wardrobe, radiator, double glazed window to the rear.

BEDROOM 3

8' 4" x 8' (2.54m x 2.44m)
Radiator, double glazed window to the rear.

OUTSIDE

The rear garden, requiring attention, is approx 24' in depth leading round to the side garden which, in turn, leads to the front garden. Independent driveway providing parking for approx 3 vehicles, leads to **DETACHED GARAGE**.

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

Contact Us

www.sudburys.co.uk
email@sudburys.co.uk
01787 374437

Opening Hours

Mon-Fri: 9am – 5.00pm
Sat: 9am – 1pm

Sudburys

1 Borehamgate
King Street
Sudbury
Suffolk
CO10 2EG