



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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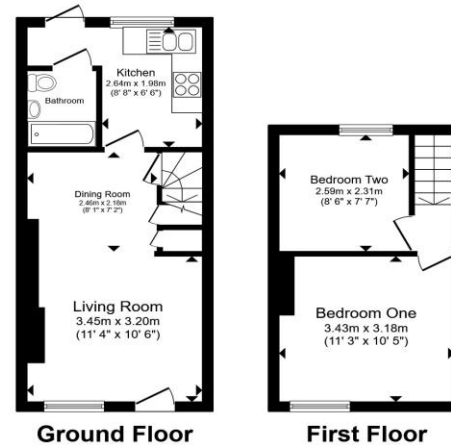


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- Two bedroom
- Terraced cottage
- Highly regarded location
- Easy access to Sudbury town centre and train station
- Views over the water meadows

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of
£220,000



Total floor area 48.7 m² (524 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SUD110912 - 0003

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william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)