



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



view this property online williamhbrown.co.uk/Property/SUD110912



welcome to

Melford Road, Sudbury

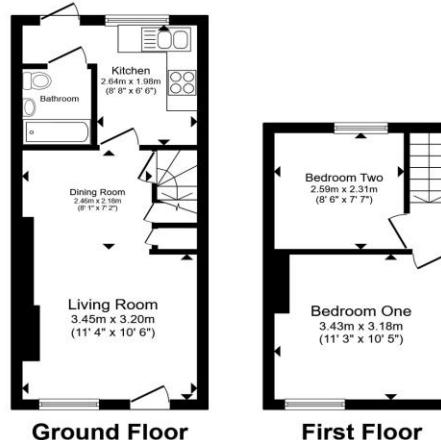
- Two bedroom
- Terraced cottage
- Highly regarded location
- Easy access to Sudbury town centre and train station
- Views over the water meadows

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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.co



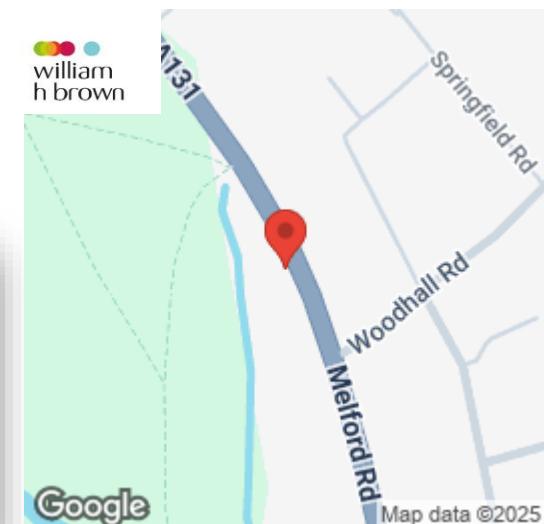
view this property online williamhbrown.co.uk/Property/SUD110912



Property Ref:
SUD110912 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 **william h brown**



01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk