



Harp Close Road, Sudbury CO10 1QP



welcome to

Harp Close Road, Sudbury

Set on the edge of Sudbury town centre is this beautiful two bedroom and first floor bathroom Victorian cottage. This well presented lovely home offers a lounge, kitchen and ground floor cloakroom/utility room, and is enhanced with a large southerly garden.



Lounge

Front door. Double glazed window to front aspect. Open fire place. Radiator.

Kitchen

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integral oven with hob and hood over. Space for appliances. Storage cupboard. Fireplace. Radiator.

Inner Hall

Door leading to garden. Radiator. Door leading to:-

Cloakroom / Utility Room

Double glazed windows to side and rear aspects. Plumbing for washing machine. Suite comprising low level WC and wash hand basin. Radiator.

Landing

Doors leading to bedrooms.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator. Access to loft. Door leading to:-

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail.

Rear Garden

The rear garden comprises of seating areas and areas of lawn with beds and shrubs to borders. Door leading to boiler cupboard. Shed to remain.

Boiler Cupboard

Central heating boiler. Power and light connected.

Agent's Note

The vendor has advised that no one has access across their property.



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Harp Close Road, Sudbury

- Two bedrooms
- Victorian cottage
- 90FT approx southerly rear garden
- First floor bathroom
- Easy access to the town centre & train station

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111228 - 0005

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