



**66 Lucas Road,
Sudbury, Suffolk**

**DAVID
BURR**

66 Lucas Road, Sudbury, Suffolk, CO10 2WR

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A second floor apartment situated within short walking distance of town amenities. The property contains an open plan sitting/dining room, a kitchen, two bedrooms and a bathroom with the further benefit of access to parking.

A two bedroom second floor apartment with parking, close to town amenities.

Front door leading to:

ENTRANCE HALL: With laminate wood effect flooring, space for coats and shoes and a door leading into:

SITTING/DINING ROOM: With space for seating, a dining table and chairs and a window with an open outlook, airing cupboard off and archway leading to:

KITCHEN: Containing a matching range of base and wall level unit with work surfaces incorporating a stainless steel sink with mixer tap above and drainer to side. Free standing cooker included, space and plumbing for a washing machine, space for a free standing refrigerator/freezer.

BEDROOM ONE: A double bedroom with an outlook to the rear of the plot.

BEDROOM TWO: An ideal child's bedroom or single bedroom.

BATHROOM: Containing a bath with an electric shower over, WC and pedestal wash hand basin.

Outside

The property is approached via a cul-de-sac which provides both on-street and off-street parking for the residence of Lucas Road as a whole.

SERVICES: Main water and drainage. Main electricity connected. Electric heating by radiators. **NOTE:** None of these services have been tested by the agent.

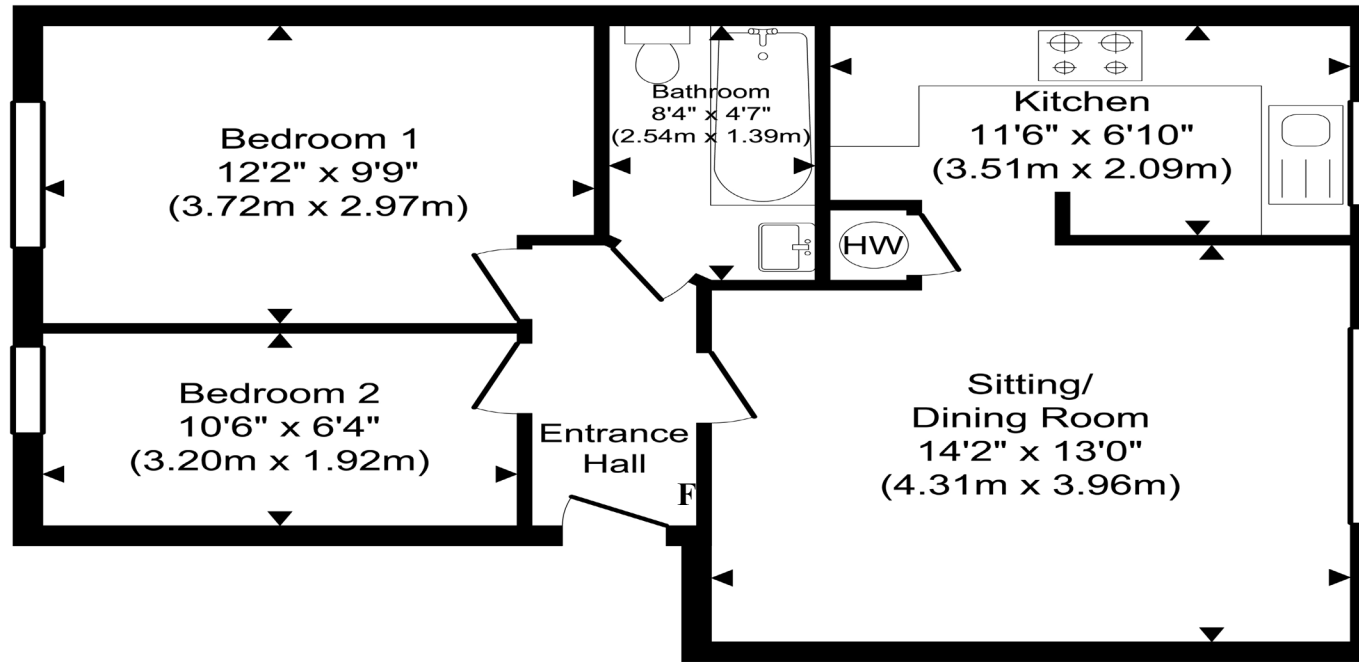
EPC RATING: Band D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: A

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Approximate Floor Area
527.53 sq. ft.
(49.01 sq. m)

TOTAL APPROX. FLOOR AREA 527.53 SQ.FT. (49.01 SQ.M.)

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