

For Sale

£300,000 Freehold



## Robert Darry Close Sudbury CO10 7FS

This well-presented three-bedroom semi-detached home, offers modern living, generous interiors and a private rear garden, along with allocated parking. Ideally positioned near Sudbury town centre and the scenic Water Meadows, it provides a perfect blend of convenience and a peaceful setting.

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- Energy Rating: B
- THREE BEDROOM SEMI-DETACHED HOME
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE DINER
- WELL-PROPORTIONED REAR GARDEN

# Property Details

## Entrance Hall

**Kitchen** 12' 7" x 13' 1" ( 3.84m x 3.99m )

## Cloakroom

**Living Room** 11' 6" x 18' ( 3.51m x 5.49m )

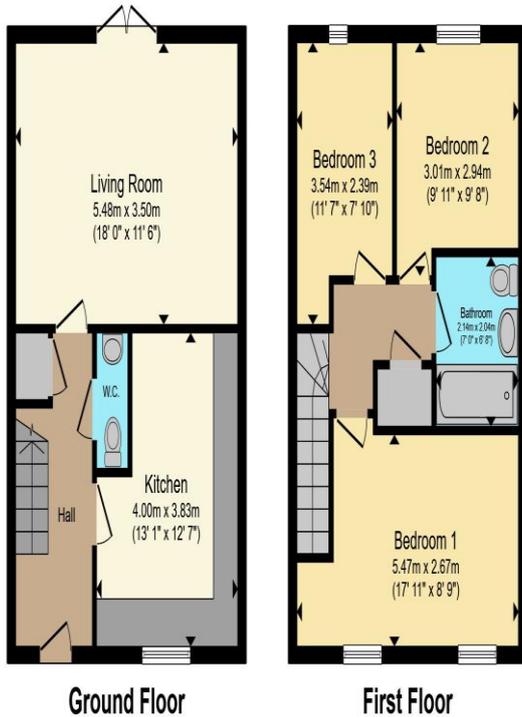
## First Floor

**Bedroom Three** 7' 10" x 11' 7" ( 2.39m x 3.53m )

**Bedroom Two** 9' 8" x 9' 11" ( 2.95m x 3.02m )

**Bathroom** 6' 8" x 7' ( 2.03m x 2.13m )

**Bedroom One** 8' 9" x 17' 11" ( 2.67m x 5.46m )



To view this property please contact Connells on

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3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308830 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: D

Total floor area 83.2 m<sup>2</sup> (896 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. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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