



**Burkitts Lane, Sudbury CO10 1HB**

**welcome to**

## **Burkitts Lane, Sudbury**

- No onward chain
- Town Centre Location
- Two Double Bedrooms
- Two Reception Rooms
- Private Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£190,000**

### **Entrance Hall**

Door to front aspect, stairs rising to first floor.

### **Lounge**

12' 2" x 10' 4" ( 3.71m x 3.15m )  
Double glazed sash window to front aspect. Fireplace with inset gas fire, radiator.

### **Dining Room**

12' 2" x 11' 4" max ( 3.71m x 3.45m max )  
Double glazed sash window to rear aspect. Built in storage cupboard, understairs cupboard, radiator.

### **Kitchen**

9' 5" x 7' 4" ( 2.87m x 2.24m )  
Two windows to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl, space for appliances. Opening onto:-

### **Utility Room**

Window to rear aspect and door leading to garden. Plumbing for washing machine.

### **Landing**

Stairs rising from entrance hall, doors leading to bedrooms and bathroom.

### **Bedroom One**

14' 1" x 12' ( 4.29m x 3.66m )  
Two double glazed windows to front

aspect. Built in wardrobe, radiator.

### **Bedroom Two**

11' x 8' 6" ( 3.35m x 2.59m )  
Double glazed window to rear aspect. Built in wardrobe, radiator.

### **Shower Room**

Suite comprising low level WC, wash hand basin and shower cubicle. Storage cupboard, radiator.

### **Rear Garden**

The low maintenance rear garden is predominantly laid to block paving with beds to borders. Rear gate access.

### **Public Notice**

9a Burkitts Lane, Sudbury, Suffolk, CO10 1HB

We are acting in the sale of the above property and have received an offer of £190,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: D



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**Property Ref:**

SUD110952 - 0008

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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.



**william h brown**



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**