



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



view this property online williamhbrown.co.uk/Property/SUD110952

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.



Property Ref:

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