



Vicarage Lane, Acton, Sudbury CO10 0UH

welcome to

Vicarage Lane, Acton, Sudbury

NO ONWARD CHAIN Two bedroom end terraced home set in a non estate location within this popular village location. The property requires updating but offers spacious living accommodation and is enhanced with a generous garden, garage and parking.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Door leading to:-

Lounge

14' 9 x 10' (4.27m x 3.05m)

Window to front aspect. Opening onto:-

Kitchen / Diner

17' x 14' 8" narrowing to 6' 6" (5.18m x 4.47m narrowing to 1.98m)

Two windows to rear aspect. Double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances. Understairs storage cupboard.

Landing

Window to side aspect. Access to loft. Airing cupboard.

Bedroom One

14' 3" max x 8' 4" (4.34m max x 2.54m)

Window to front aspect. Built in wardrobe.

Bedroom Two

8' 9" x 8' (2.67m x 2.44m)

Window to rear aspect.

Bathroom

Window to rear aspect. Suite comprising low level WC, wash hand basin and bath.

Rear Garden

The rear garden is overgrown and has areas of lawn and patio. There is a drained down pond. Gate to front and rear aspects. Leading to parking and garage.

Garage

Not inspected. Up and over door. Window to rear aspect. Parking in front of the garage.

Agent's Note

Please note that an AML fee is chargeable to the

buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Vicarage Lane, Acton Sudbury

- Two bedrooms
- Garage
- Parking
- Updating needed
- Good sized garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111713 - 0003

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