



Nelson Road, Sudbury CO10 1PW

welcome to

Nelson Road, Sudbury

Set within a popular part of Sudbury is this three bedroom home, offering well presented and spacious accommodation throughout, including stunning kitchen and large lounge. The property is further enhanced with a low maintenance garden, garage and parking.

Entrance Hall

Double glazed door to front aspect. Understairs cupboard. Stairs rising to first floor. Storage cupboard. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin.

Kitchen / Diner

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integral oven and hob with hood over. Space for appliances. Radiator.

Lounge

Double glazed french doors leading to garden. Two radiators.

Landing

Access to loft. Cupboard housing central heating boiler. Storage cupboard.

Bedroom One

Double glazed window to front aspect. Built in cupboard. Radiator.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail, extractor fan.

Rear Garden

The low maintenance rear garden commences with a patio seating terrace, with an area of artificial lawn and a further covered seating area to the rear of the garden. Rear gate access.

Garage

15' 10" x 8' (4.83m x 2.44m)
Up and over doors.

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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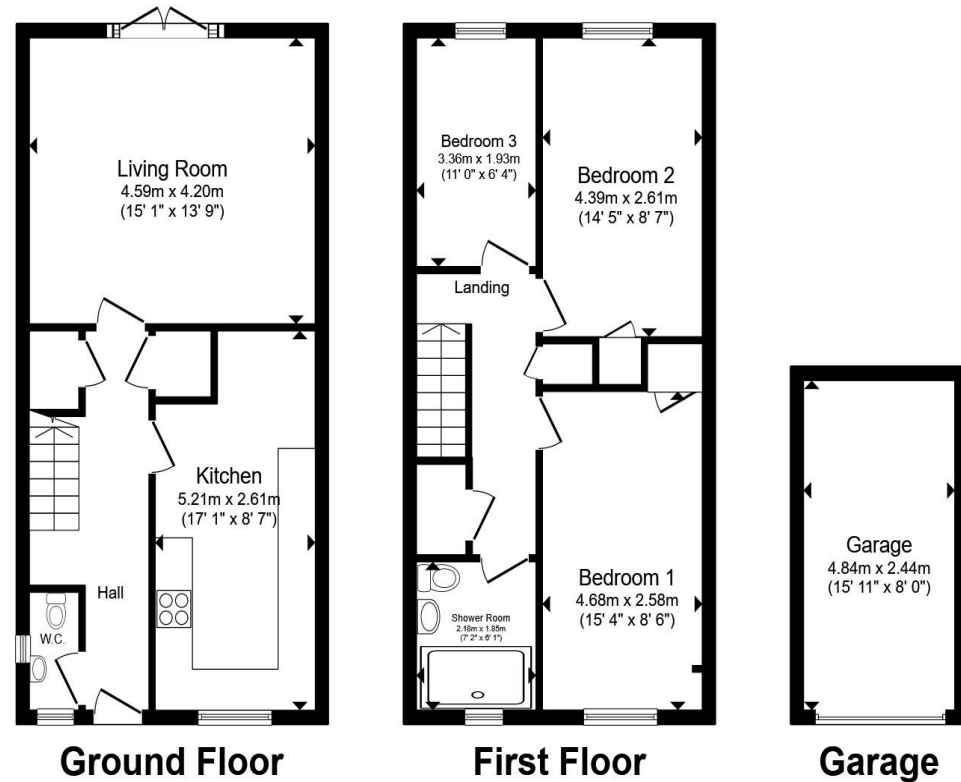
Nelson Road, Sudbury

- Three bedrooms
- Spacious lounge
- Stunning kitchen
- Garage and parking
- Popular part of Sudbury

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£210,000



Total floor area 102.8 m² (1,107 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. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SUD111516 - 0005

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.

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