



**Essex Avenue, Sudbury CO10 1YZ**

## welcome to Essex Avenue, Sudbury

- Two/Three bedrooms
- Semi-detached
- Ensuite
- No onward chain
- Allocated parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £170,000

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**Property Ref:**  
SUD111024 - 0006

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### Entrance Hall

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

### Kitchen / Diner

12' 4" x 9' 7" ( 3.76m x 2.92m )  
Double glazed window to front aspect.  
Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Large storage cupboard. Radiator.

### Lounge

15' 8" x 11' 4" ( 4.78m x 3.45m )  
Double glazed patio doors leading to conservatory. Cupboard housing central heating boiler. Radiator.

### Landing

Access to loft. Storage cupboard.

### Bedroom One

15' 8" x 10' max ( 4.78m x 3.05m max )  
Split into two rooms with a central partition. Two double glazed windows to rear aspect. Two radiators.

### Bedroom Two

Split into two spaces with bedroom area and dressing area with door leading to ensuite.

Bedroom Area - 9' 6" x 8' 4".

Dressing Area 10' 8" x 6' 11" max.

Double glazed window to front aspect.

### Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan.

### Bathroom

Two double glazed windows to front aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap Radiator.

### Rear Garden

The rear garden is mainly laid to paving.



william h brown



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