



Church Walk, Sudbury CO10 1HJ



welcome to

Church Walk, Sudbury

Permit parking available Set within a popular part of central Sudbury, giving easy access to both the town centre and water meadows is this two bedroom cottage, benefitting from a first floor bathroom and private rear garden.



Entrance Porch

Door to front aspect. Door leading to:-

Lounge

13' 10" x 12' 10" + recess (4.22m x 3.91m + recess)

Secondary glazed sash window to front aspect.

Fireplace. Built in storage cupboards. Stairs rising to first floor. Door leading to:-

Kitchen

11' 3" x 7' 11" max (3.43m x 2.41m max)

Double glazed window to side aspect. Double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Butler sink set into worktop. Central heating boiler. Integral oven with hob and hood over. Space for appliances.

Landing

Doors leading to bedrooms and bathroom. Electric heater.

Bedroom One

12' 6" x 8' 4" (3.81m x 2.54m)

Secondary glazed sash window to front aspect.

Electric heater.

Bedroom Two

11' 3" x 7' 11" (3.43m x 2.41m)

Double glazed window to rear aspect. Built in wardrobe, radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

Rear Garden

The rear garden commences with a patio seating area with the remainder predominantly laid to lawn. Rear gate access.



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Church Walk, Sudbury

- Two bedrooms
- First floor bathroom
- Private rear garden
- Permit parking available
- Easy access to town centre and train station

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110963 - 0005

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