



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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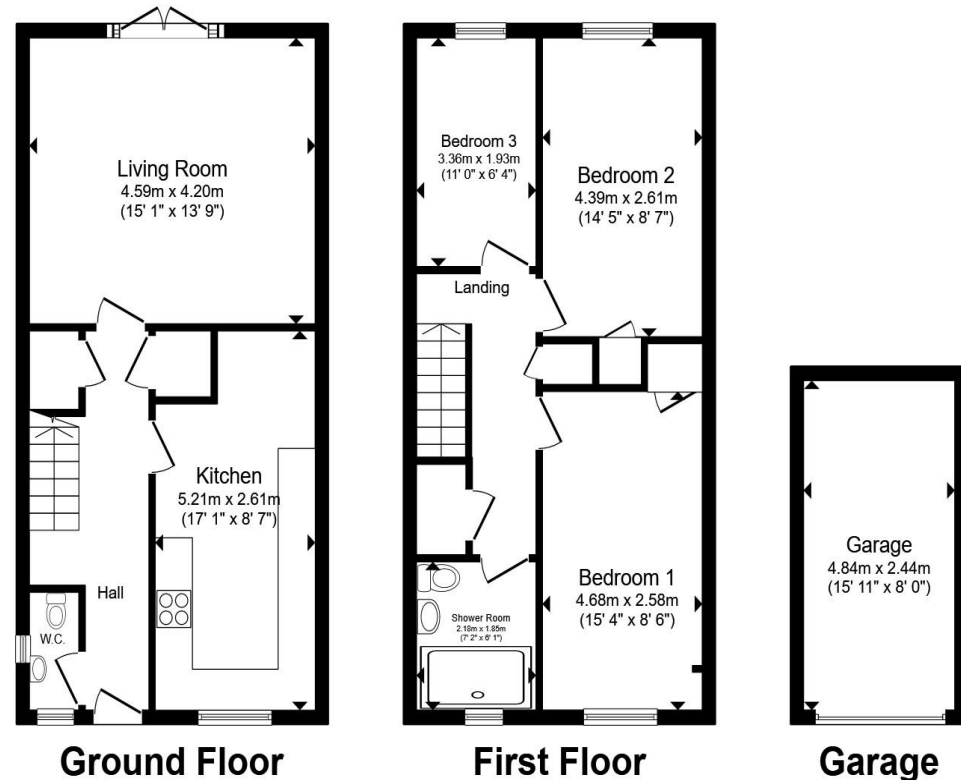
Nelson Road, Sudbury

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

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£220,000



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 - 0004

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