



Cats Lane, Sudbury CO10 2SQ

welcome to

Cats Lane, Sudbury

NO ONWARD CHAIN A beautiful character cottage set in this popular location allowing access to local schooling and amenities. The property offers great parking, a large south facing garden and is brimming with character throughout.

Lounge

14' 8" narrowing to 12' 1" x 12' 3" (4.47m narrowing to 3.68m x 3.73m)
Double glazed door and window to front aspect.
Double glazed door leading to conservatory.
Radiator. Door leading to:-

Kitchen

9' 2" x 5' 10" (2.79m x 1.78m)
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. Stairs rising to first floor, understairs cupboard. Doorway to:-

Utility Room

5' 6" x 5' 2" (1.68m x 1.57m)
Double glazed window to rear aspect. Space for appliances. Door leading to cloakroom and:-

Bathroom

Double glazed window to side aspect. Suite comprising vanity wash hand basin and bath. Large cupboard with plumbing for washing machine and central heating boiler.

Cloakroom

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

Conservatory

18' 7" x 7' 10" (5.66m x 2.39m)
Double glazed windows to three aspects. Door leading to garden.

Landing

Stairs rising from kitchen. Double glazed window to rear aspect. Doors leading to bedrooms.

Bedroom One

12' 4" x 9' 1" (3.76m x 2.77m)
Double glazed window to front and rear aspects.
Radiator.

Bedroom Two

8' 10" x 8' 8" (2.69m x 2.64m)
Double glazed window to front aspect. Radiator.

Front Garden

A large gravelled driveway provides ample off road parking. Double gates lead to the garden.

Rear Garden

The rear garden commences with a patio seating area, with the remainder being predominantly laid to lawn. Car port.

Agent's Note

The vendor has advised that the central heating boiler is not currently working and will need to be replaced by the new buyer.





view this property online williamhbrown.co.uk/Property/SUD109968



welcome to

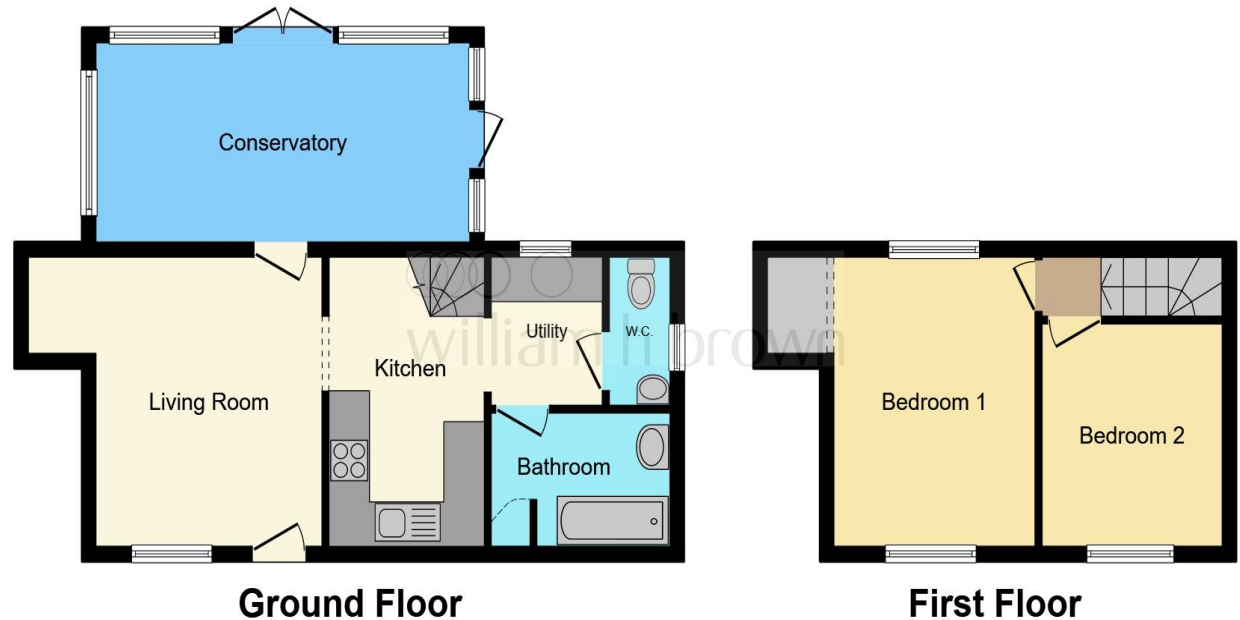
Cats Lane, Sudbury

- No onward chain
- Ample off road parking
- Character Semi-detached
- Close to local schooling and amenities
- Large garden

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£260,000



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.focalagent.com

view this property online williamhbrown.co.uk/Property/SUD109968



Property Ref:
SUD109968 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10
2EN



williamhbrown.co.uk