



Humphry Road, Sudbury CO10 1UD

welcome to

Humphry Road, Sudbury

Guide Price £220,000 to £230,000. Situated within easy reach of the town centre is this extended well-presented two bedroom home, offering spacious and flexible accommodation, including a large lounge, stunning kitchen & additional ground floor reception room.

Entrance Porch

Covered porchway.

Entrance Hall

Door to front aspect. Stairs rising to first floor. Radiator.

Lounge / Diner

22' 1" x 12' max (6.73m x 3.66m max)

Double glazed patio doors leading to garden. Two radiators. Door leading to:-

Kitchen

14' 11" x 7' 6" max (4.55m x 2.29m max)

Two double glazed windows 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 one and a half bowl set into wooden worktop. Space for appliances. Central heating boiler, radiator.

Study

6' x 6' 5" (1.83m x 1.96m)

Radiator. Opening onto:-

Snug

9' 1" x 6' 11" (2.77m x 2.11m)

Double glazed patio doors leading to garden. Radiator.

Landing

Double glazed window to rear aspect. Access to loft.

Bedroom One

13' x 11' 6" (3.96m x 3.51m)

Double glazed window to front aspect. Feature fireplace. Radiator.

Bedroom Two

12' 1" x 6' 7" (3.68m x 2.01m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail. Overstairs cupboard.

Front Garden

The front of the property is mainly laid to block paving and a pathway leads to the front door.

Rear Garden

The rear garden commences with a patio seating terrace with an area ready for lawn. Shed to remain. Rear gate access.





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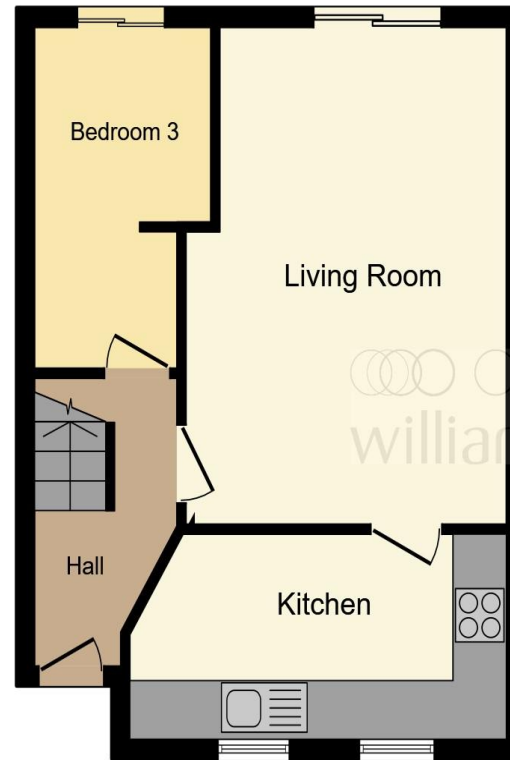
- Two double bedrooms
- Easy access to Sudbury town centre
- Additional ground floor reception room
- Large lounge/diner
- Private rear garden and block paved frontage

Tenure: Freehold EPC Rating: D

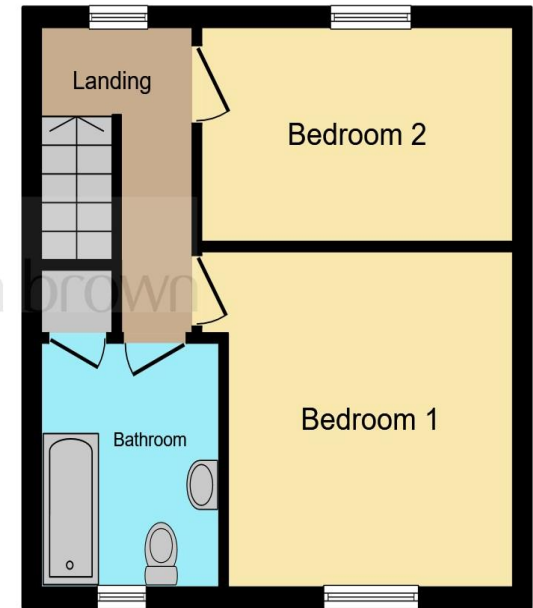
Council Tax Band: A

guide price

£220,000



Ground Floor



First Floor

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

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Property Ref:
SUD110775 - 0007

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