



Beatty Road, Sudbury CO10 1PL

welcome to

Beatty Road, Sudbury

Discover this delightful mid-terrace gem featuring 3 bedrooms, open-plan fitted kitchen, newly refurbished bathroom & cloakroom & spacious garage. Enjoy front & rear gardens. Ideally located close to amenities, this home is perfect for growing families seeking comfort and convenience.

Entrance Hall

Double glazed window to front aspect. Stairs rising to first floor. Storage cupboard, radiator.

Cloakroom

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

Lounge

Double glazed French doors with side panels to rear aspect. Radiator.

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 with inset gas hob and hood over. space for additional appliances. Radiator.

Landing

Access to loft. Two cupboards.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. 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 bath with shower over.

Front Garden

A block paved driveway is enclosed by a low brick wall.

Rear Garden

The rear garden has areas of paving and lawn.

Garage

The garage has parking in front.

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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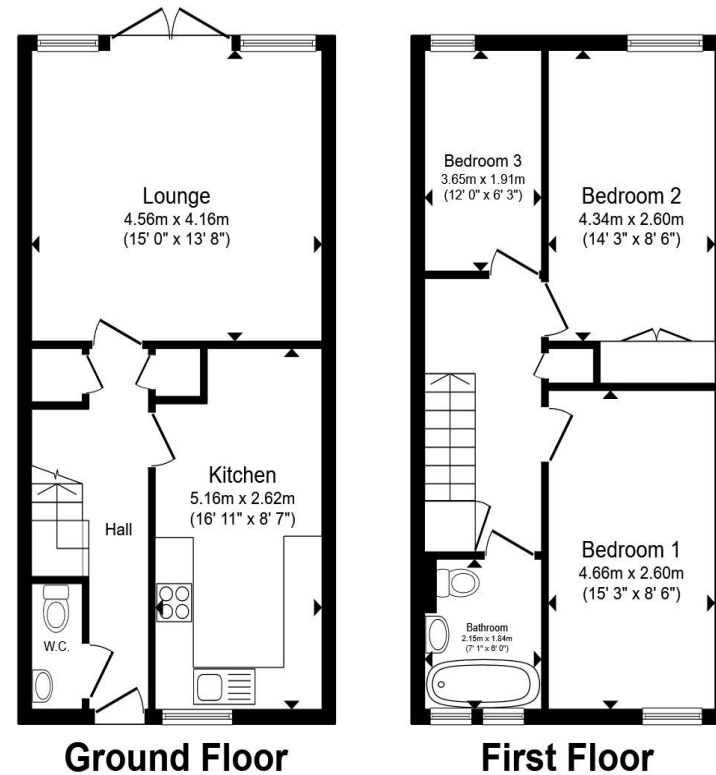
welcome to

Beatty Road, Sudbury

- 3-Bed Mid-Terraced Home
- Newly Refurbished Bathroom & Downstairs Cloakroom
- Open Plan Kitchen/Diner
- Garage & Off Road Parking
- Recently Installed Boiler

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£230,000



Total floor area 85.9 m² (925 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:
SUD111621 - 0005

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.

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