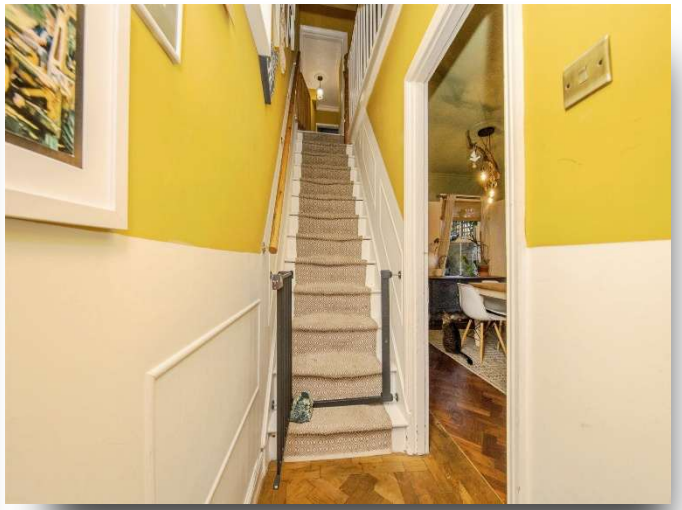






Clarence Road, Sudbury, CO10 1NJ

william h brown

welcome to

Clarence Road, Sudbury

CELLAR This beautiful three bedroom and first floor bathroom bay fronted semi-detached home has been sympathetically renovated by the current owners offering stylish and spacious accommodation and is enhanced with a cellar and studio in the garden.

Entrance Hall
The welcoming hall sets the tone for the home with its reclaimed Parquet flooring. Radiator, stairs to first floor landing and doors to lounge and dining room.

Lounge
A beautiful room with an abundance of natural light coming through the double glazed bay window that overlooks the front garden, and is perfect for the winter nights with radiator and fireplace with inset wood burner.

Dining Room
Another beautiful room with its traditional feel with its reclaimed Parquet flooring, double glazed window to rear, radiator and feature fireplace. Door to:

Kitchen
The dual aspect kitchen offers a double glazed stable door and window to the rear aspect with original sash window to the side. The kitchen comprises of a one and a half bowl sink and drainer unit, roll edged work surface and a range of matching wall and base units. Integrated oven and inset hob, central heating boiler. Door to cellar.

Cellar
A useful and flexible additional space with radiator, power and light.

Landing
Loft access and doors to all bedrooms and bathroom

Bedroom One
The beautiful principle bedroom is a real highlight with two double glazed windows to the front aspect, feature fire place, radiator and a range of fitted bedroom furniture.

Bedroom Two
Double glazed window to rear aspect and radiator.

Bedroom Three
Double glazed window to rear aspect and radiator.

Bathroom
The first floor bathroom has a real traditional feel with bath with shower over, wash hand basin with vanity unit. WC and window to side.

Studio
Another useful and flexible space with window and French doors looking up the garden and power and light.

Front Garden
Enclosed to the front by a low wall and hedgerow the front garden has a beautiful quarry path leading to the front door and beds creating a kitchen garden area.

Rear Garden
Seating area to the immediate rear of the garden with the remainder mainly laid to lawn with mature shrubs to border and studio to the rear of the garden, which backs on to the park.

Agents 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.





welcome to

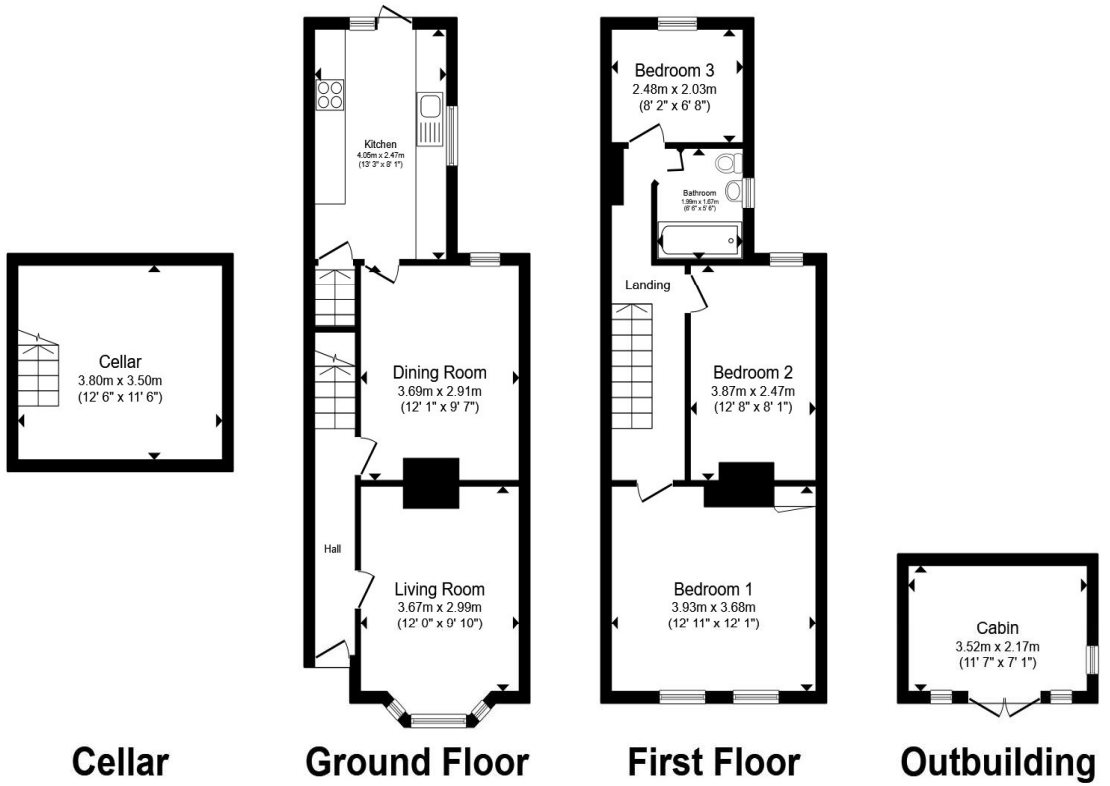
Clarence Road, Sudbury

- Three bedrooms
- Semi detached home
- Easy access to local schools
- Cellar
- Studio within the garden

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

offers in excess of

£300,000



Total floor area 97.5 m² (1,050 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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The Property Ombudsman

Property Ref:
SUD111748 - 0003

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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