



Sudbury, Suffolk. CO10 2DJ.

- No Onward Chain
- Lots Of Potential
- Centrally Located In Sudbury
- Investment Opportunity
- Three Bedrooms
- First Floor Bathroom
- Courtyard Garden
- Light Cosmetic Updating Required
- UPVC Double Glazing Throughout

Nestled within the beloved sought after area of Old Sudbury, renowned for its vibrant community and convenient amenities, sits a charming three-bedroom cottage awaiting its next chapter. Perfectly positioned for easy access to the bustling town centre, the nearby train station, and the picturesque water meadows, this residence offers not just a home, but a lifestyle enriched by its surroundings.

Upon entering, you're greeted by a spacious open-plan kitchen and living area. Ascending to the first floor reveals three bedrooms and a bathroom. Step outside to discover a private courtyard garden. While the property may benefit from some cosmetic updates to unlock its full potential, it already boasts notable features such as double glazed windows and a relatively new boiler. Whether you're a first-time buyer eager to put your personal touch on a home or an astute investor seeking a promising opportunity. Call us now to view.



Property Details.

Room Measurements

Entrance Porch

Door to front aspect.

Door leading to:-

Lounge



17' 5" x 10' 9" max (5.31m x 3.28m max

)

Kitchen



11' 2" x 10' 8" max (3.40m x 3.25m max)

Landing

Stairs rising from kitchen. Access to

Property Details.

loft, storage
cupboard.

Bedroom One



10' 11" x 8' 6" (
3.33m x 2.59m)

Bedroom Two



13' x 5' (3.96m x
1.52m)

Bedroom Three



13' x 4' (3.96m x
1.22m)

Bathroom



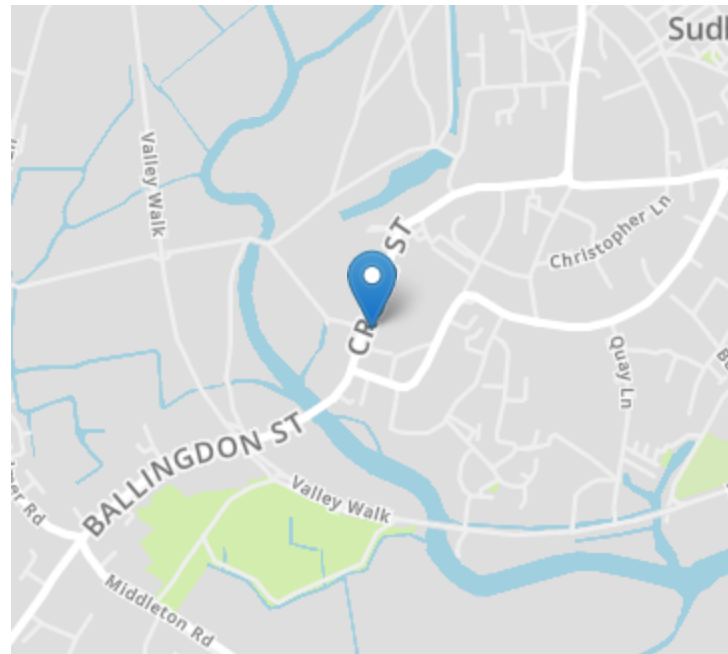
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained here, no responsibility is accepted for any errors or omissions. The floorplans are provided as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.