



**Talbot Road, Sudbury CO10 1WE**

**welcome to**

## **Talbot Road, Sudbury**

\*NO ONWARD CHAIN \* SOLAR PANELS\* This deceptively spacious two double bedroom home has just been completely renovated by the current owner and offers a large lounge and beautiful kitchen. The property is further enhanced with a private garden and off road parking.

### **Entrance Porch**

Double glazed door to front aspect. Double glazed window to side aspect. Storage cupboard.

### **Lounge**

Double glazed window to front aspect. Stairs rising to first floor. Media wall. Two vertical radiators. Opening onto:-

### **Kitchen**

Double glazed window to rear aspect. Double glazed door to rear aspect. Recently 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. Space for appliances. Vertical radiator.

### **Landing**

Radiator.

### **Bedroom One**

Double glazed window to rear aspect. Hot water tank (the vendor has advised that this will be boxed in). Radiator.

### **Bedroom Two**

Double glazed window to front aspect. Radiator.

### **Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, heated towel rail.

### **Rear Garden**

Air source heat pump. The rear garden has a rear gate access.

### **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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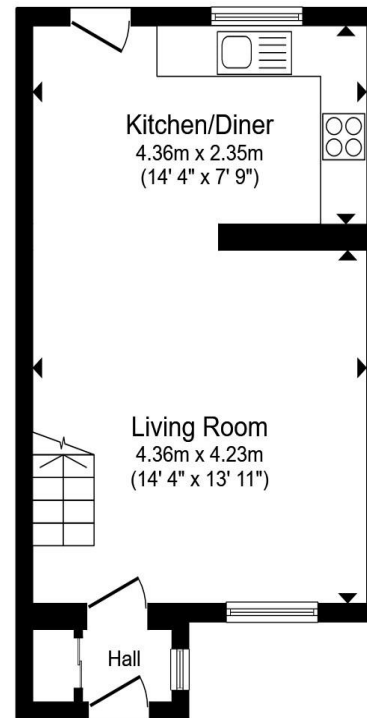
## Talbot Road, Sudbury

- Recently renovated
- Two double bedrooms
- Off road parking
- Brand new Air Heat Source pump recently installed
- No onward chain

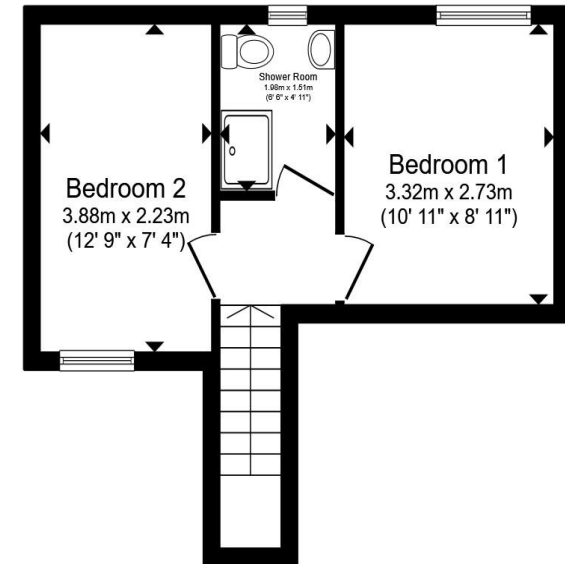
Tenure: Freehold EPC Rating: F

Council Tax Band: B

**£250,000**



**Ground Floor**



**First Floor**

Total floor area 57.5 m<sup>2</sup> (619 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](http://www.propertybox.io)



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Property Ref:  
SUD111118 - 0003

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