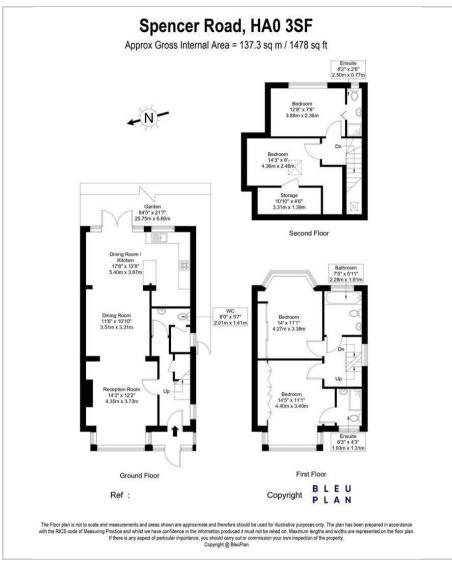
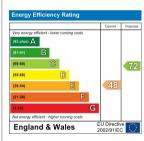


### Floor Plan



- Sudbury Court Estate
- Extended To The Ground Floor
- Four Bedrooms By Way of Loft Conversion
- Three Bathrooms/Shower Rooms Including Ensuite To Master Bedroom and Loft Room
- Newly Refurbished
- No Upper Chain
- Off Street Parking
- Open Plan Through Lounge
- Downstairs WC
- Large Rear Garden

# **Energy Efficiency Graph**



			Current	Potes
Very environmentally frie	ndly - lower C	O2 emissions		
(92 plus) 🖄				
(81-91)				
(69-80)	2			
(55-68)	D			
(39-54)	E			
(21-38)		F		
(1-20)		G		
Not environmentally frier	ally - higher C	O2 emissions		







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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