



00 Station Road, Sudbury, CO10 2SS

Offers in excess of £155,000

**** OFFERED WITH NO ONWARD CHAIN ** CASH BUYERS ONLY**

Located in the pretty Suffolk market town of Sudbury in a central position lies this attractive mid terrace home. Set on a street of similar homes but close to local amenities including restaurants, shops, schools and leisure facilities this home is being offered for a quick sale.

The property which has plenty of space briefly consists: ground floor entrance, kitchen, living room and downstairs bathroom. Stairs then lead to the first floor landing with two further bedrooms. Stairs to the 2nd floor complete the living space with a further two bedrooms.

Outside is a low maintenance courtyard garden with a garage to the rear.

The property will require some modernisation and has been priced in our opinion to represent excellent value for money.



Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

