

for sale

guide price **£180,000**



## Head Lane Great Cornard Sudbury CO10 0JS

Introducing a charming one-bedroom semi-detached period cottage that embodies the essence of rustic elegance which is nestled in the desirable village of 'Great Cornard' this enchanting home offers a unique opportunity with No Onward Chain, allowing for a seamless transition.





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## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall





Stairs leading to the first floor, exposed beams.

### **Living Room**

22' 3" Maximum x 12' 4" ( 6.78m Maximum x 3.76m )

Window to the front and rear aspect, Inglenook fireplace with exposed brickwork, exposed beams.

### **Kitchen**

12' 4" x 6' 2" ( 3.76m x 1.88m )

Inset stainless steel sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, space for cooker, washing machine and fridge-freezer, door to the side aspect, window to the rear aspect.

### **First Floor Landing**

Two storage cupboards, window to the front aspect.

### **Bedroom One**

12' 4" x 11' 1" ( 3.76m x 3.38m )

Window to the front and rear aspect, cast iron fireplace, exposed beams and brickwork.

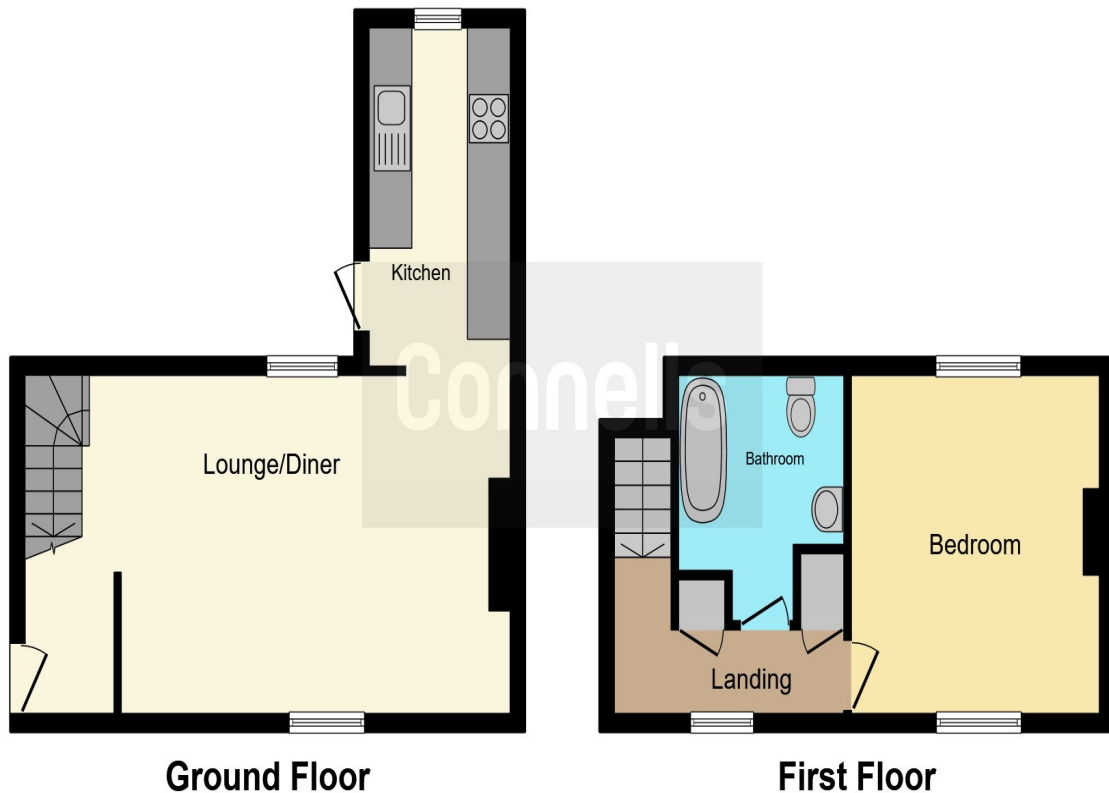
### **Bathroom**

Low level WC, pedestal hand wash basin, panelled bath with shower unit above.

### **Rear Garden**

Commences with a paved patio area with the remainder of the garden laid to lawn.





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.focalagent.com](http://www.focalagent.com)

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17 Great Square  
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Property Ref: BRT308160 - 0006

**Tenure:** Freehold

**EPC Rating:** G

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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. 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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