



De Greys Close, Great Cornard, Sudbury CO10 0NB

welcome to

De Greys Close, Great Cornard Sudbury

- First floor maisonette
- Two double bedrooms
- Garage
- Garden
- Spacious lounge and kitchen

Tenure: Leasehold EPC Rating: D

offers in excess of
£140,000

view this property online williamhbrown.co.uk/Property/SUD109667

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

SUD109667 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Access to loft, storage cupboard, radiator. Doors leading to all rooms.

Kitchen

14' 8" x 7' 2" (4.47m x 2.18m)
Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven and hob with extractor over. Space for appliances. Radiator.

Lounge

12' 9" x 11' 11" (3.89m x 3.63m)
Double glazed window to rear aspect. Radiator.

Bedroom One

12' 5" x 10' 7" (3.78m x 3.23m)
Double glazed window to rear aspect. Radiator.

Bedroom Two

12' 1" x 8' 6" (3.68m x 2.59m)
Double glazed window to front aspect. Radiator.

Bathroom

Suite comprising low level WC, vanity wash hand basin and large shower cubicle. Heated towel rail, extractor fan.

Rear Garden

The rear garden commences with a patio area with the remainder being predominantly laid to lawn.

Garage

In block.



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