



**Elm Road, Sudbury CO10 2SE**



**welcome to**

**Elm Road, Sudbury**

NO ONWARD CHAIN. Set in this popular part of Sudbury is this three bedroom semi-detached home that offers spacious and well-presented accommodation throughout, and is enhanced with a beautiful large garden.



## 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 £300 inc VAT towards the preparation cost of the pack.

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.



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## Entrance Porch

Covered porch door leading to:-

## Entrance Hall

Door to front aspect, double glazed window to front aspect. Stairs rising to first floor, radiator.

## Lounge

13' 5" x 11' 11" ( 4.09m x 3.63m )  
Double glazed window to front aspect. Radiator.  
Opening onto:-

## Dining Room

8' 2" x 8' 1" ( 2.49m x 2.46m )  
Double glazed window to rear aspect. Radiator.

## Kitchen

10' 8" x 8' 2" ( 3.25m x 2.49m )  
Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Larder cupboard. Space for appliances.

## Landing

Double glazed window to rear aspect. Access to loft, storage cupboard, radiator.

## Bedroom One

12' 4" x 11' 11" ( 3.76m x 3.63m )  
Double glazed window to front aspect. Feature fireplace, radiator.

## Bedroom Two

11' 11" x 10' 11" ( 3.63m x 3.33m )  
Double glazed windows to front and side aspects.  
Radiator.

## Bedroom Three

8' 8" x 8' 3" ( 2.64m x 2.51m )  
Double glazed window to rear aspect. Radiator.

## Bathroom

Irregular Shaped Room 8' 8" x 8' 3" ( 2.64m x 2.51m)  
Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Extractor fan, radiator.

## Front Garden

The front garden is predominantly laid to lawn with a pathway leading to the front porch.

## Rear Garden

The rear garden commences with a patio seating area and the remainder is predominantly laid to lawn with step and a ramp leading to the lawn. Brick sheds, side access gate, rear gate.

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## Elm Road, Sudbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedrooms
- No onward chain

Tenure: Freehold EPC Rating: D

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110075 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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