



Jacobs Close, Great Cornard, Sudbury CO10 0HZ

welcome to

Jacobs Close, Great Cornard, Sudbury

- Two bedrooms
- En-suite to master
- Spacious lounge
- Allocated parking
- Popular part of Great Cornard

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1400.00

Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£145,000

Entrance Porch

Entrance door to front aspect. Door leading to:-

Entrance Hall

Storage cupboard. Wooden flooring. Doors leading to bedrooms, lounge and:-

Kitchen

8' 1" x 7' 5" (2.46m x 2.26m)
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. Integral oven and hob with extractor over. Space for appliances. Cupboard housing central heating boiler.

Lounge

18' 9" x 16' (5.71m x 4.88m)
Double glazed window and double glazed doors with Juliette balcony to front aspect. Radiator.

Bedroom One

14' 1" max x 13' 9" (4.29m max x 4.19m)
Double glazed window to rear aspect. Radiator.

Bedroom Two

12' 3" max x 8' 10" (3.73m max x 2.69m)
Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer taps and shower over. Radiator.

Rear Garden

Communal garden space and one allocated parking space.



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Property Ref:

SUD110116 - 0007

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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