

Vicarage Lane, Acton, Sudbury CO10 0UH



welcome to

Vicarage Lane, Acton, Sudbury

NO ONWARD CHAIN Set within the highly regarded village of Acton is this well presented three bedroom home, offering spacious accommodation including a large lounge and kitchen/diner. The property is further enhanced with a ground floor cloakroom, garage and parking.

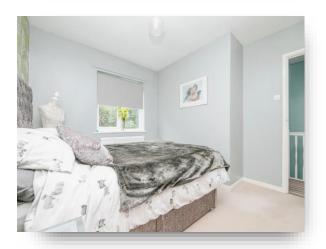












Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor, radiator.

Cloakroom

Double glazed window to rear aspect. Suite comprising low level WC and wash hand basin. Radiator.

Lounge

15' 1" x 13' 5" (4.60m x 4.09m) Two double glazed windows to front aspect. Radiator. Double doors leading to:-

Kitchen / Diner

16' 8" x 8' 2" (5.08m x 2.49m) Double glazed window to rear aspect and double glazed french doors leading to the garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer taps. Integral oven with hob and hood over. Space for washing machine. Integral dishwasher and fridge/freezer. Understairs cupboard housing central heating boiler. Radiator.

Landing

Double glazed window to side aspect. Storage cupboard.

Bedroom One

11' 1" x 10' 10" max (3.38m x 3.30m max) Double glazed window to front aspect. Double built in wardrobe. Radiator.

Bedroom Two

10' 1" x 10' (3.07m x 3.05m) Double glazed window to rear aspect. Double built in wardrobe. Radiator.

Bedroom Three

9' 8" x 6' 6" ($2.95m\ x\ 1.98m$) Double glazed window to front aspect. Built in wardrobe. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and Pshaped bath with mixer tap and shower over. Extractor fan, heated towel rail.

Front Garden

The front garden is predominantly laid to lawn with shrubs to borders. Summer house.

Rear Garden

The low maintenance block paved rear garden has beds to borders and a side gate leading to the rear allowing vehicular access and leading to parking. Door leading to garage.

Garage

17' 2" x 7' 10" (5.23m x 2.39m) Power connected. Up and over doors.

Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





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Vicarage Lane, Acton, Sudbury

- Three bedrooms
- Front and rear gardens
- Garage and parking
- No onward chain
- Well presented throughout

Tenure: Freehold EPC Rating: C

offers over

£280,000





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Property Ref: SUD110265 - 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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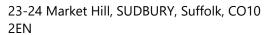
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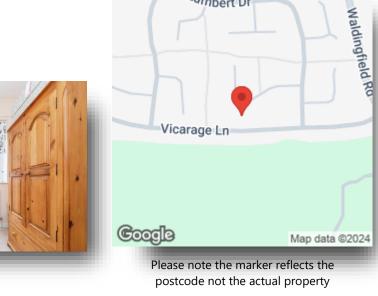


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