



Perryfields, Great Cornard, Sudbury CO10 0JL



**william
h brown**

welcome to

Perryfields, Great Cornard, Sudbury

NO ONWARD CHAIN Set within a popular part of Great Cornard is this two bedroom ground floor maisonette with a spacious lounge, that is enhanced with its own private garden and a garage.



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.

Inner Hall

Storage cupboard.

Entrance Hall

Double glazed door to front aspect.

Lounge

15' x 12' 1" (4.57m x 3.68m)

Double glazed window to front aspect.

Kitchen

8' 9" x 8' 7" (2.67m x 2.62m)

Double glazed window to side aspect. Fitted kitchen with a range of matching wall and base units over

areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances.

Bedroom One

14' 11" x 8' 10" (4.55m x 2.69m)

Double glazed window to rear aspect.

Bedroom Two

12' x 8' 11" (3.66m x 2.72m)

Double glazed window and double glazed door to rear aspect.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC wash hand basin and bath.

Front Garden

The front garden is predominantly laid to lawn with shrubs and a pathway leading to the front door.

Rear Garden

The rear garden is predominantly laid to lawn with shrubs and hedgerows to borders. Gate to side aspect. Garage in block.



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

Tenure: Leasehold EPC Rating: D

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.

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110107 - 0005

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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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