



Kings Hill, Great Cornard, Sudbury CO10 0EH

welcome to

Kings Hill, Great Cornard, Sudbury

Set within easy distance of Sudbury town centre, this deceptively large three storey period property offers a wealth of character & benefits from two double bedrooms, spacious through lounge, a large kitchen/diner which opens onto an incredible outside space with a raised decked area & large garden



Auctioneer's Comments

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Entrance Hall

Door to front aspect, radiator, stairs rising to first floor, door leading to:-

Lounge

25' 2" into bay x 10' 11" (7.67m into bay x 3.33m)
Double glazed bay windows to front and window to rear aspects. Two fireplaces, two radiators and stairs leading to sub level.

Sub Kitchen / Diner

22' 9" x 13' 6" (6.93m x 4.11m)
Sash window to rear aspect and door leading to garden. 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, integral dishwasher and washing machine, central heating boiler, two radiators.

Landing

Access to loft.

Bedroom One

11' 6" x 10' 4" (3.51m x 3.15m)
Double glazed window to front aspect. Radiator, feature fireplace.

Bedroom Two

10' 11" x 8' 6" (3.33m x 2.59m)
Sash window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer taps and shower attachment over. Heated towel rail.

Rear Garden

The rear garden commences with a decked seating terrace and the remainder is predominantly laid to lawn.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedrooms
- Three storey period property

Tenure: Freehold EPC Rating: D

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110433 - 0004

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william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk