

Cordell Road, Long Melford, Sudbury CO10 9ET

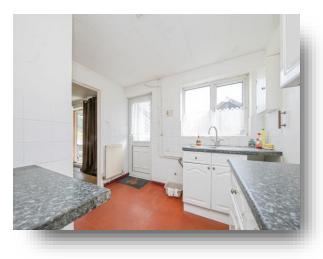


## welcome to

# Cordell Road, Long Melford, Sudbury

\*NO ONWARD CHAIN\* A three bedroom home set within the highly regarded village of Long Melford offering spacious accommodation and further enhanced with a large garden, garage and parking.













#### **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.

#### **Entrance Porch**

Door to front aspect. Windows to front and side aspects. Door leading to:-

#### **Entrance Hall**

Stairs rising to first floor. Door leading to lounge and:-

#### Cloakroom

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

#### Lounge

17' 1" x 12' 11" ( $5.21m \times 3.94m$ ) Double glazed window to front aspect. Double glazed patio doors leading to conservatory. Fireplace housing gas fire. Two radiators.

#### Kitchen

9' 9" x 8' 4" ( 2.97m x 2.54m ) Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Space for appliances. Radiator. Door leading to:-

#### Conservatory

11' 7" x 8' 10" ( 3.53m x 2.69m ) Double glazed windows to three aspects and double glazed door leading to garden. Radiator.

#### **Utility Room**

9' 1" x 8' 3" ( 2.77m x 2.51m ) Double glazed door and window to front aspect. Large storage cupboard.

#### Landing

Stairs rising from entrance hall. Double glazed window to rear aspect. Storage cupboard, central heating boiler, access to loft.

#### **Bedroom One**

13' 1" x 9' 10" (  $3.99m \times 3.00m$  ) Double glazed window to front aspect. Built in wardrobe, radiator.

#### **Bedroom Two**

11' 3" x 9' 3" ( 3.43m x 2.82m ) Double glazed window to front aspect. Radiator.

#### **Bedroom Three**

9' 9" x 6' 11" ( 2.97m x 2.11m ) Double glazed window to rear aspect.

#### Bathroom

Double glazed window to rear aspect. Suite comprising wash hand basin and bath. Radiator.

#### **Rear Garden**

The rear garden commences with a patio area, with the remainder being laid predominantly to lawn with rear gate access leading to garage and parking. Garage in block.





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## Cordell Road, Long Melford, 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 £210,000





view this property online williamhbrown.co.uk/Property/SUD110737



Property Ref: SUD110737 - 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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Back

Please note the marker reflects the

postcode not the actual property

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The Limes



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