



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 x 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 x 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110737 - 0003

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