

Cedar Walk, Acton, Sudbury CO10 0UN

welcome to

Cedar Walk, Acton, Sudbury

NO ONWARD CHAIN*LONG LEASE*GARAGE This two bedroom ground floor maisonette is set within the popular village of Acton and offers spacious and flexible accommodation and is enhanced with its own private garden as well as a long lease, garage and parking.













Entrance Hall

Double glazed door to front aspect. Door to lounge and opening onto:-

Kitchen

9' 2" x 7' 4" (2.79m x 2.24m)

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integral oven with hob and hood over. Space for appliances, central heating boiler.

Lounge

13' 6" x 11' 9" (4.11m x 3.58m) Double glazed window to front aspect. Radiator. Opening onto:-

Inner Hall

Doors leading to bedrooms and bathroom.

Bedroom One

 $12' \ 7'' \ x \ 11' \ 5'' \ (\ 3.84m \ x \ 3.48m \)$ Double glazed window and double glazed door to rear aspect. Radiator,

Bedroom Two

11' 5" x 8' 7" (3.48m x 2.62m) Double glazed french doors to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over.

Rear Garden

The low maintenance rear garden commences with a patio seating area and has a further decked area. The remainder is predominantly laid to lawn. Door leading to workshop which in turn gives access to the garage. Side gate access,





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- No onward chain
- Long lease
- Ground floor
- Garage and parking
- Workshop

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1.00

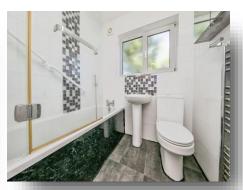
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£145,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SUD110716 - 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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