

St. Andrews Road, Great Cornard, Sudbury CO10 0DB

william h brown

welcome to

St. Andrews Road, Great Cornard, Sudbury

NO ONWARD CHAIN Occupying a generous corner plot is this three bedroom semi detached home that benefits from off road parking and a detached garage. The property does require some updating but offers huge scope for extension (stp)













Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor, radiator.

Lounge

14' x 11' 4" (4.27m x 3.45m) Double glazed window to front aspect. Gas fire, radiator.

Kitchen

11' 4" x 8' 8" (3.45m x 2.64m)

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 with mixer tap. Integral oven and hob. Space for appliances, radiator.

Bathroom

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

Landing

Double glazed window to front aspect. Large airing cupboard housing boiler. Access to loft.

Bedroom One

11' 7" x 10' 2" (3.53m x 3.10m) Double glazed window to front aspect. Radiator.

Bedroom Two

12' 9" x 9' 2" (3.89m x 2.79m) Double glazed window to rear aspect. Radiator.

Bedroom Three

9' 9" x 7' 11" (2.97m x 2.41m) Double glazed window to rear aspect.

Exterior

The property occupies a generous corner plot with areas of lawn, beds and seating areas, and is enhanced with a detached garage and off road parking.

Detached Garage

18' 3" x 13' 7" (5.56m x 4.14m) Up and over doors. Door leading from garden. Two windows.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."





welcome to

St. Andrews Road, Great Cornard, Sudbury

- No onward chain
- Large corner plot
- Three bedrooms
- Semi detached
- Popular location

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000





view this property online williamhbrown.co.uk/Property/SUD110448

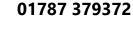


Property Ref: SUD110448 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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.

william h brown







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

Sudbury@williamhbrown.co.uk



williamhbrown.co.uk

