



**Blythe Close, Acton, Sudbury CO10 0WL**



**welcome to**

**Blythe Close, Acton, Sudbury**

**\*70% SHARED OWNERSHIP\*** Set in this popular modern development within the highly regarded village of Acton is this spacious two double bedroom semi detached home with spacious lounge and kitchen/diner and is enhanced with a ground floor toilet and off road parking.



**Entrance Hall**

Double glazed door to front aspect. Stairs rising to first floor. Radiator. Door leading to:-

**Lounge**

15' 9" x 12' 5" ( 4.80m x 3.78m )

Double glazed window to front aspect. Radiator.

**Kitchen / Diner**

15' 11" x 11' 3" ( 4.85m x 3.43m )

Double glazed window to rear aspect and double glazed 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 with hood over. Space for appliances. Radiator.

**Ground Floor Toilet**

Suite comprising low level WC and wash hand basin. Extractor fan.

**Landing**

Access to loft. Radiator.

**Bedroom One**

15' 10" max x 10' 8" ( 4.83m max x 3.25m )

Two double glazed windows to front aspect. Large overstairs cupboard. Radiator.

**Bedroom Two**

15' 6" x 8' 9" ( 4.72m x 2.67m )

Double glazed window 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. Large storage cupboard. Radiator.

**Front Garden**

Two allocated parking spaces.

**Rear Garden**

The rear garden commences with a patio seating area. the remainder is predominantly laid to lawn with side gate access. Shed to remain.



***view this property online*** [williamhbrown.co.uk/Property/SUD110851](http://williamhbrown.co.uk/Property/SUD110851)



welcome to

## Blythe Close, Acton, Sudbury

- 70% Shared ownership
- Two double bedroom semi detached home
- Spacious lounge
- Kitchen/diner
- Off road parking for two vehicles

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 529.32

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £199,500



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD110851](http://williamhbrown.co.uk/Property/SUD110851)



Property Ref:  
SUD110851 - 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



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**