





Lambert Drive, Acton, Sudbury, CO10 0US

william
h brown

welcome to

Lambert Drive, Acton, Sudbury

NO ONWARD CHAIN Extended three bedroom semi detached set within a popular village location, the property offers two spacious reception rooms and kitchen and is enhanced with private rear garden, garage and parking.

Entrance Porch
Double glazed door to front aspect. Radiator.

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

Lounge
Double glazed window to front aspect. Stairs rising to first floor. Door leading to:-

Dining Room
Double glazed window to rear aspect. Double glazed door to rear aspect. Radiator. Door leading to:-

Kitchen
Double glazed window to rear aspect. Double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units. Stainless steel sink and drainer unit. integral oven with hob and extractor over. Space for appliances.

Landing
Double glazed window to side aspect. Access to loft. Cupboard housing combination boiler.

Bedroom One
Double glazed window to front aspect. Built in wardrobe, radiator.

Bedroom Two
Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Three
Double glazed window to front aspect. Radiator.

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

Front Garden
The front garden is predominantly laid to lawn with a pathway leading to the front door.

Rear Garden
The rear garden commences with a patio seating area with the remainder predominantly laid to lawn. Side access. Door leading to garage. Rear gate leading to parking.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





welcome to

Lambert Drive, Acton Sudbury

- Three bedrooms
- Extended
- Semi detached home
- Easy access to village primary school
- Highly regarded village location

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£280,000



Total floor area 96.0 m² (1,034 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SUD111626 - 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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