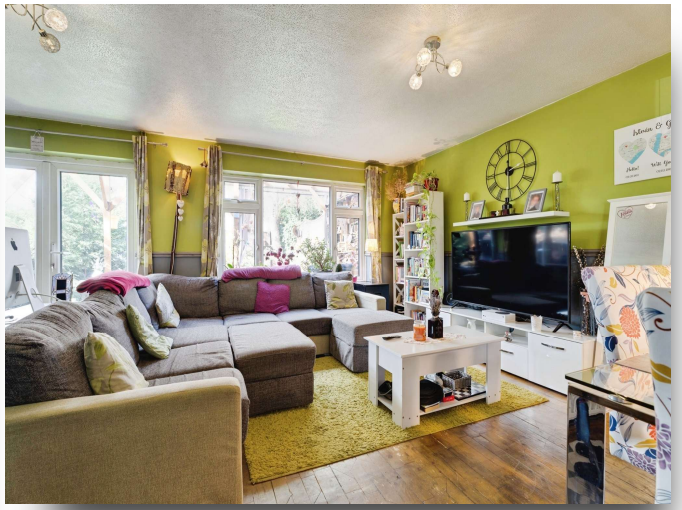






**Kempson Drive, Great Cornard, Sudbury CO10 0YF**

william h brown

*welcome to*

## Kempson Drive, Great Cornard, Sudbury

Set within this popular location giving easy access to highly regarded local schools is this well presented three bedroom end of terrace home that offers spacious accommodation throughout and is enhanced with garage and parking

**Entrance Hall**
Double glazed front door, doors to Kitchen, lounge and

**Shower Room**
Heated towel rail and suite comprising of shower cubical, wash hand basin and low level W.C.

**Kitchen**
Double glazed window to front, modern fitted kitchen with a range of wall and base units, sink with mixer tap set into work top, integrated oven with inset hob and extractor hood over, integrated dishwasher and space for an American style fridge freezer.

**Lounge**
A spacious room with double glazed window to rear and double glazed French doors to rear garden, free standing wood burner and stair raising to first floor.

**Landing**
Loft access, storage cupboard and doors to bedrooms and bathroom.

**Bedroom One**
Double glazed window to front

**Bedroom Two**
Double glazed window to rear

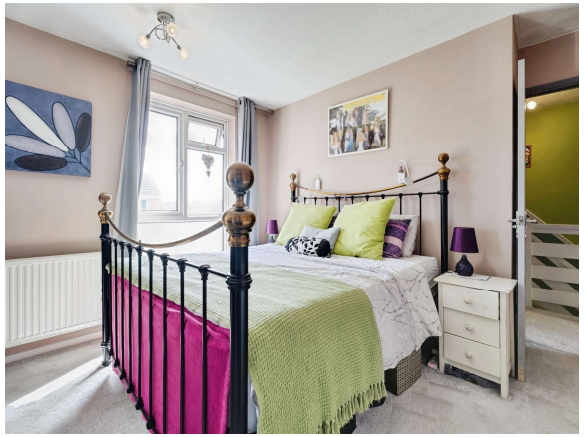
**Bedroom Three**
Double glaze window to rear

**Bathroom**
Double glazed window to front with a suite comprising of Bath, wash hand basin and low level W.C.

**Frontage**
Driveway leading to garage with electric door and power and light connected.

**Garden**
Covered decked seating terrace with gazebo the rest of the garden is mainly laid with lawn with shrubs to boarder, side access gate.

**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.





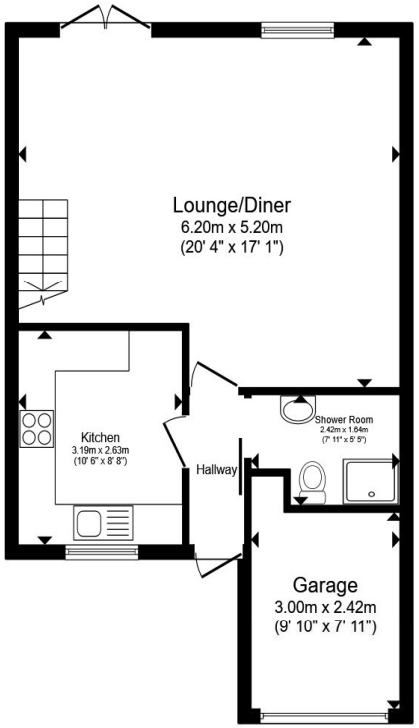
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# Kempson Drive, Great Cornard, Sudbury

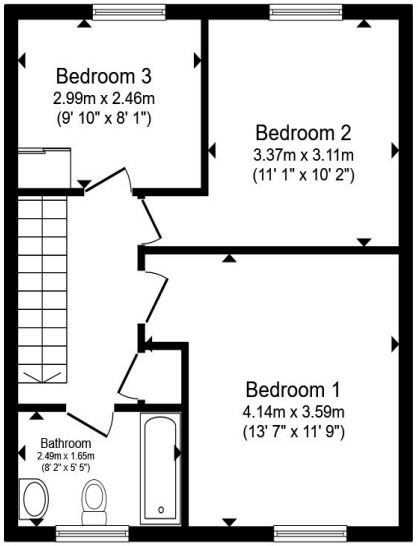
- Three double bedrooms
- Modern fitted kitchen
- Spacious lounge with wood burner
- Easy access to highly regarded schools
- Popular location

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

## £260,000




Ground Floor




First Floor

Total floor area 99.2 m² (1,068 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:
SUD111658 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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