



**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 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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## **Cedar Walk, Acton, Sudbury**

- 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 - 0004

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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)**