



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



welcome to

St. Andrews Road, Great Cornard, Sudbury

NO ONWARD CHAIN Set within this popular part of Great Cornard giving easy access to highly regarded local schools is this extended three bedroom semi detached home in need of updating. The property offers spacious accommodation and benefits from a private garden, ample parking and garage.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Double glazed entrance door. Double glazed window to side aspect. Stairs rising to first floor.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap. Heated towel rail.

Lounge

Two double glazed windows to front aspect. Gas fire place.

Dining/Living Room

Two windows to rear aspect and one window to side aspect.

Kitchen

French doors to rear aspect. 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. Space for appliances.

Landing

Double glazed window to front aspect.

Bedroom One

Double glazed window to front aspect.

Cloakroom

Double glazed window to side aspect. Low level WC.

Bedroom Two

Double glazed window to rear aspect.

Bedroom Three

Double glazed window to rear aspect.

Rear Garden

The rear garden commences with a patio area and there are areas of lawn and flower beds. Side gate and rear gate access. Doorway leading to garage.

Garage

Up and over door. Power and light connected. Roof in need of repair.



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St. Andrews Road, Great Cornard, Sudbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedrooms
- No onward chain

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

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111429 - 0002

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william h brown



01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk