



Highbury Way, Great Cornard, Sudbury CO10 0HE

welcome to

Highbury Way, Great Cornard, Sudbury

NO ONWARD CHAIN Set within this popular part of Great Cornard giving easy access to highly regarded local schools is this three bedroom semi detached home that offers spacious accommodation throughout and is enhanced with ample off road parking and a garage.



Entrance Hall

Double glazed door to front aspect. Double glazed window to side aspect. Stairs rising to first floor. Understairs cupboard. Radiator.

Bathroom

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

Lounge

Double glazed window to front aspect. Radiator.

Kitchen

Double glazed window 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. Space for appliances.

Landing

Double glazed window to front aspect. Airing cupboard, radiator.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Front Garden

A driveway leads to the garage and the remainder is predominantly laid to lawn.

Rear Garden

The rear garden commences with a patio seating area and the remainder is predominantly laid to lawn. Door leading to garage.

Garage

Up and over door. Power and light connected.



view this property online williamhbrown.co.uk/Property/SUD111236



welcome to

Highbury Way, Great Cornard, Sudbury

- No onward chain
- Three bedrooms
- Semi detached home
- Easy access to local schools
- Ample off road parking

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

offers in excess of

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111236



Property Ref:
SUD111236 - 0002

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



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



williamhbrown.co.uk