





Banham Drive, Sudbury, CO10 2GN

william h brown

welcome to

Banham Drive, Sudbury

NO ONWARD CHAIN Set within this highly regarded over 55's development on the edge of Sudbury town centre is this two bedroom bungalow with spacious lounge that is enhanced with allocated parking and direct access to beautiful communal gardens.

Property And Location
Banham Drive positioned within easy reach of Sudbury's shops, amenities, and public transport links, with this bungalow being ideally located for those looking to benefit from the best of town life while appreciating the tranquillity of this quiet and private position the development enjoys, Banham Drive residents get to enjoy the beautifully maintained communal garden with this property benefiting from its own private access to the gardens and allocated parking. This charming bungalow is a wonderful opportunity to secure a low-maintenance living, Within a thoughtfully designed home in a desirable and well-connected area.

Entrance Porch
Door to front aspect. Radiator. Door leading to:-

Lounge
Double glazed bay window to front aspect. Two radiators.

Kitchen
Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Water softener. Integral oven with hob and extractor over. Radiator.

Inner Hall
Storage cupboard.

Bedroom One
Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Two
Double glazed French doors leading to garden. Airing cupboard. Radiator.

Bathroom
Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, heated towel rail.

Agent's Note
The vendor has advised that the boiler has been serviced in July 2026.

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





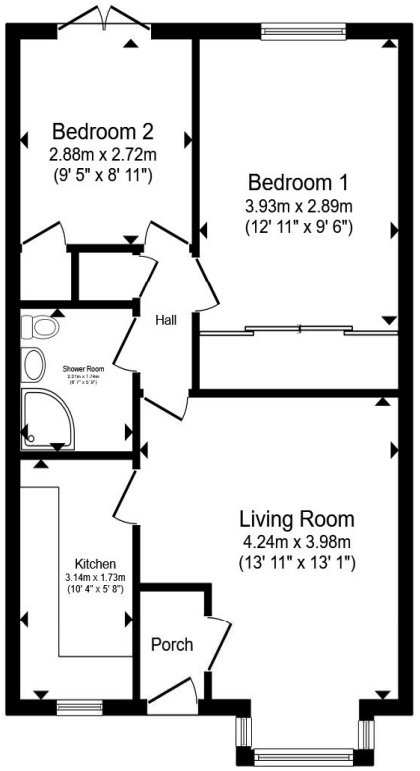
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Banham Drive, Sudbury

- Two bedrooms
- No onward chain
- Over 55's
- Easy access to town centre
- Highly regarded location

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 2460.00
Ground Rent: 35.00
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£205,000



Total floor area 53.1 m² (572 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:
SUD111523 - 0006

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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