





Wells Hall Road, Great Cornard, Sudbury CO10 0NH

william h brown

welcome to

Wells Hall Road, Great Cornard, Sudbury

NO ONWARD CHAIN Set within a highly regarded location is this charming two double bedroom cottage that is brimming with character throughout and is enhanced with a large rear garden.

Lounge
Double glazed door and double glazed window to front aspect. Exposed brick fireplace with inset woodburner. Radiator. Sliding door leading to:-

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 with mixer tap. Integral oven with hob and hood over. Stairs rising to first floor. Door leading to:-

Inner Hall
Double glazed door leading to garden. Door leading to:-

Shower Room
Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle.

Bedroom One
Double glazed window to front aspect. Radiator.

Bedroom Two
Double glazed window to rear aspect. Radiator.

Front Garden
A hardstanding frontage leads to the front door.

Rear Garden
The large rear garden commences with a patio seating area. The remainder of the garden is split into different sections with areas of lawn, further seating areas and a number of shrubs and beds. Large shed to rear of garden.

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.

As is usual with properties of this type, there is a right of way across the rear garden.









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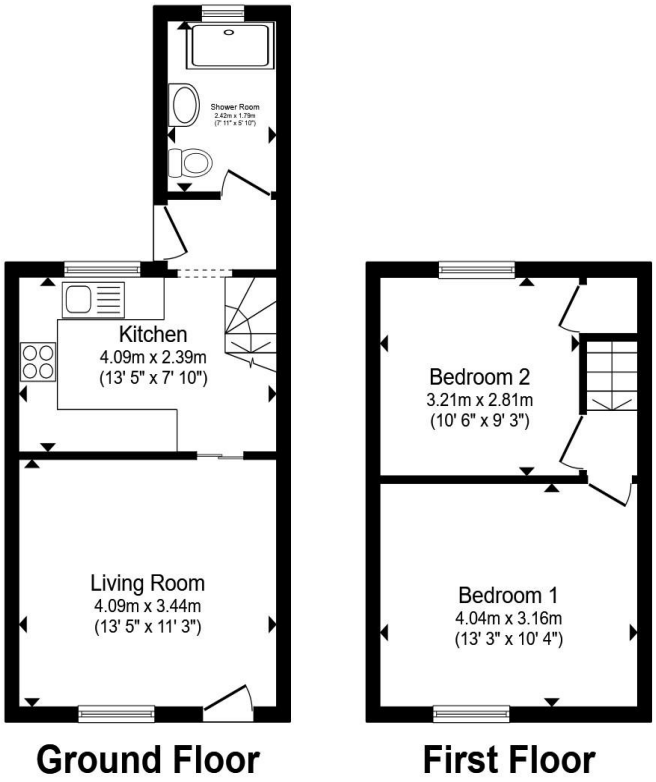
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Wells Hall Road, Great Cornard, Sudbury

- No onward chain
- Two double bedrooms
- Ground floor shower room
- Large rear garden
- Highly regarded location

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

£215,000



Total floor area 54.7 m² (589 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:
SUD111691 - 0003

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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