

Jacobs Close, Great Cornard, Sudbury CO10 0HZ

welcome to

Jacobs Close, Great Cornard, Sudbury

NO ONWARD CHAIN Two bedroom first floor apartment that benefits from being the only apartment on its floor, the apartment offers spacious and well presented accommodation and is enhanced by an allocated parking space.













Entrance Porch

Entrance door. Door leading to:-

Entrance Hall

Storage cupboard. Radiator.

Lounge

15' 1" max x 11' 2" (4.60m max x 3.40m) Two double glazed windows to front aspect. Two radiators.

Kitchen

8' 11" x 8' 8" (2.72m x 2.64m)

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink with mixer tap set into worktop. Integral oven and hob with extractor over. Integral dishwasher and plumbing for washing machine. Central heating boiler.

Bedroom One

11' 5" x 8' 1" (3.48m x 2.46m)
Double glazed window to rear aspect. Radiator.

Bedroom Two

9' 7" x 7' 8" (2.92m x 2.34m) Double glazed window to rear aspect. Radiator.

Bathroom

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

Parking

Allocated parking space.





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Jacobs Close, Great Cornard, Sudbury

- Two bedrooms
- First floor apartment
- Only apartment on its floor
- Popular location
- Allocated parking

Tenure: Leasehold EPC Rating: C

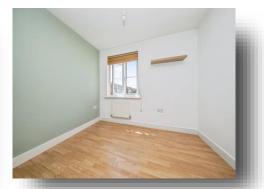
Council Tax Band: B Service Charge: 125.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110857

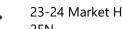


Property Ref: SUD110857 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

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 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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