



**Cats Lane, Sudbury CO10 2SF**

**welcome to**

**Cats Lane, Sudbury**

\*NO ONWARD CHAIN\* Occupying a generous plot with ample parking, detached garage and large garden within this popular location giving easy access to Sudbury town centre is this spacious two bedroom bungalow in need of some updating but offers huge scope for improvement or extension(stp).



## **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**

Entrance door. Radiator.

## **Lounge**

Double glazed patio doors leading to conservatory. Gas fire.

## **Kitchen**

Double glazed window and double glazed door leading to conservatory. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit set into worktop. Space for appliances.

## **Conservatory**

Double glazed windows to three aspects. Double glazed french doors leading to garden. Double glazed door to side aspect.

## **Bedroom One**

Double glazed window to front aspect. Radiator.

## **Bedroom Two**

Double glazed window to front aspect. Radiator.

## **Front Garden**

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

## **Rear Garden**

the rear garden commences with a seating area, with the remainder being predominantly laid to lawn with shrubs to borders.

## **Detached Garage**

Up and over doors.



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## Cats Lane, Sudbury

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

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

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111188 - 0004

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william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



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



[williamhbrown.co.uk](https://williamhbrown.co.uk)