

DAVID
BURR



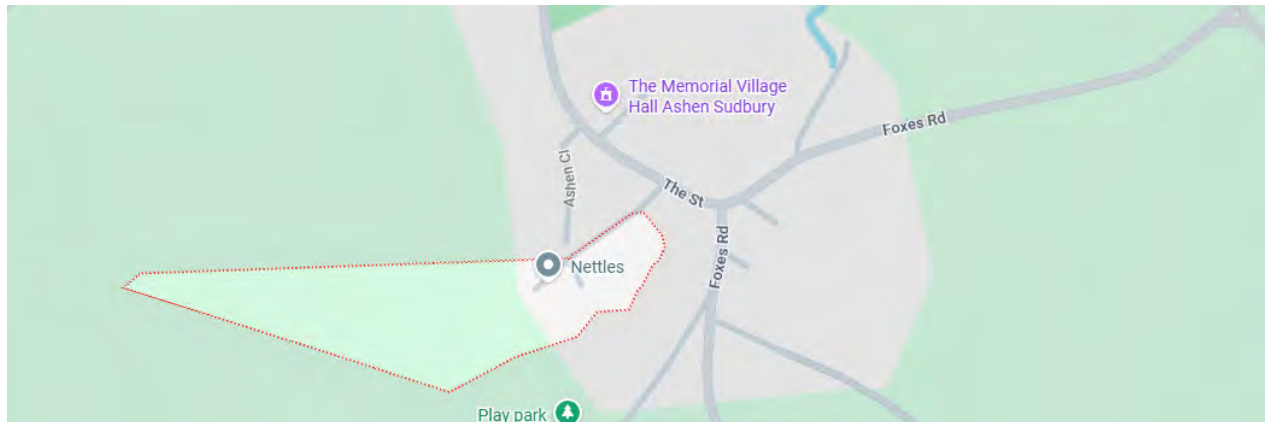
Qurum

Ashen, Sudbury, Suffolk

Qurum

The Paddocks, Ashen, Sudbury, Suffolk CO10 8GZ

A generously proportioned three bedroom detached property set within a quiet private development in a quiet village with off road parking, double garage and wrap around gardens.



- Off road parking
- Double garage.
- Wrap around gardens.
- Cosmetic redecoration required
- Private development
- Semi-rural, quiet village location

INTERIOR

This spacious and generously proportioned three bedroom detached bungalow with spacious En-Suite bathroom to the Master Bedroom, enjoys a particularly generous reception room with fireplace*, a spacious kitchen/breakfast room with adjacent utility room, three double bedrooms with the potential to split one room in half to create four bedrooms or further En-Suite. Family bathroom. The property is in need of decorative improvement.

Agent's Note: The fireplace within the reception room has been boarded over.

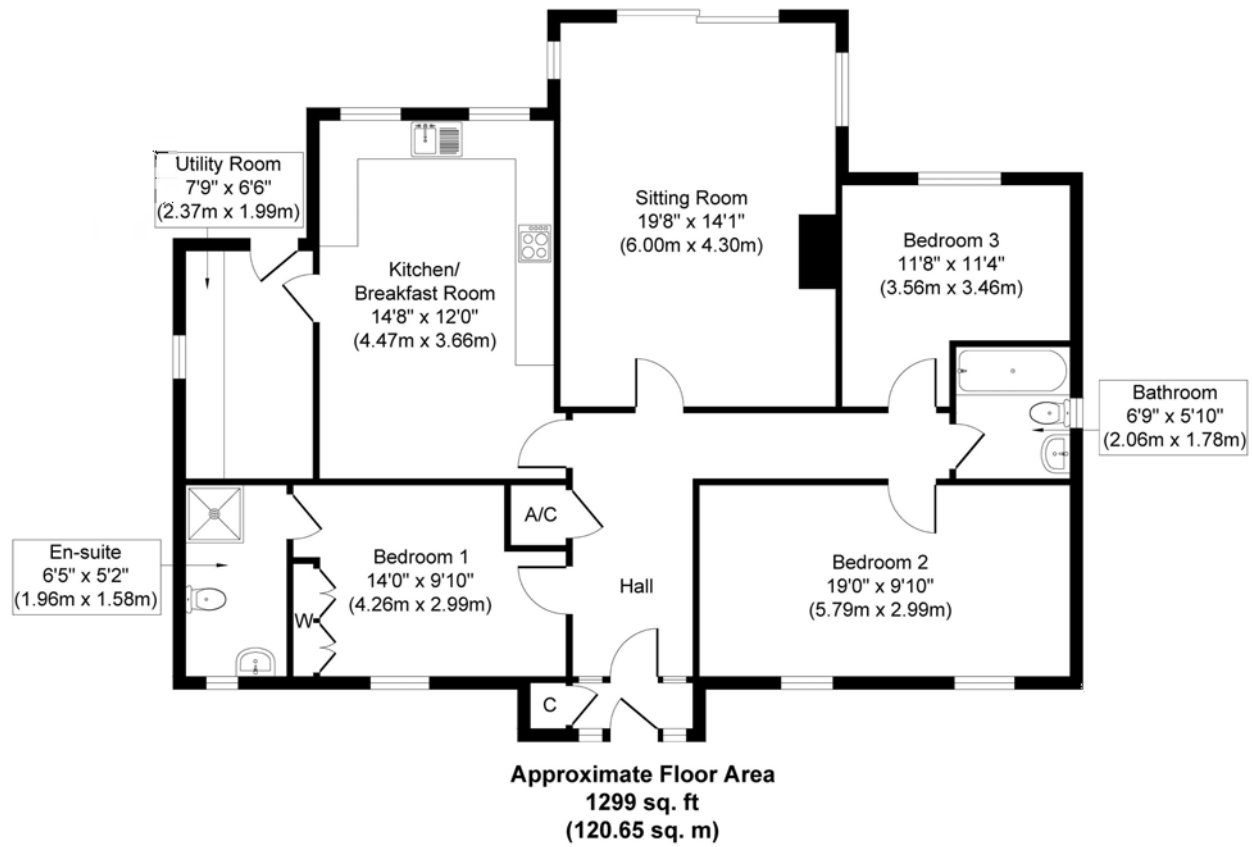


EXTERIOR

Situated in a private development of similar properties, the property is approached via a driveway providing parking and turning for multiple vehicles in turn leading to a double garage with light and power connected. The gardens are an asset to the property and encompass the property with mature hedging, boundaries and large areas of traditional lawn with a generous paved dining terrace.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ashen, Suffolk

Ashen is a small pretty village on the River Stour. The market town of Clare is some 2 miles north east and offers a variety of facilities, whilst the larger market town of Sudbury is 9 miles east providing comprehensive amenities including a commuter rail link to London Liverpool Street. The City of Cambridge is approximately 22 miles west.

Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired heating.
NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree
CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: F. £3,293.82 per annum.

PROPERTY POSTCODE: CO10 8GZ.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload.
Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None Known

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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