





Cornard Road, Sudbury CO10 2XB

william h brown

welcome to

Cornard Road, Sudbury

NO ONWARD CHAIN Situated on the edge of the town centre giving easy access to local amenities is this impressive three bedroom bay fronted Victorian home with high ceilings & retaining many original features. The property offers spacious and flexible accommodation & is enhanced with ample parking.

Entrance Porch
Covered porch leading to front door.

Entrance Hall
Double glazed door to front aspect. Stairs rising to first floor. Radiator. Door leading to cellar.

Lounge
15' 11" x 14' 4" (4.85m x 4.37m)
Double glazed bay window to front aspect. Fireplace. Two radiators.

Dining Room
12' 4" x 11' 4" (3.76m x 3.45m)
Double glazed window to rear aspect. Fireplace. Radiator.

Rear Lobby
Double glazed door to side aspect. Built in storage. Door leading to:-

Kitchen
13' 8" x 11' 7" (4.17m x 3.53m)
Double glazed window to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl and mixer tap. Integral dishwasher, integral oven with hob and extractor over. Central heating boiler. Opening onto utility area, which in turn leads to the garden room.

Garden Room
10' 1" x 6' 11" (3.07m x 2.11m)
Double glazed windows to three aspects. Double glazed french doors leading to garden. Radiator. Door leading to:-

Cloakroom
Suite comprising low level WC and wash hand basin.

Cellar
18' 10" max x 11' 1" (5.74m max x 3.38m)
Power and light connected. Pool table with all game equipment included in the sale.

Split Level Landing
Doors leading to bedrooms and bathroom.

Bedroom One
16' x 14' 4" (4.88m x 4.37m)
Double glazed bay window to front aspect. Fitted bedroom furniture. Radiator.

Bedroom Two
12' 9" x 11' 4" (3.89m x 3.45m)
Double glazed window to rear aspect. Feature fire place. Radiator.

Bedroom Three
12' 10" x 11' 10" max (3.91m x 3.61m max)
Double glazed window to rear aspect. Radiator.

Cot Room / Study
6' 7" x 4' 1" (2.01m x 1.24m)
Double glazed window to front aspect.

Bathroom
Double glazed window to side aspect. Suite comprising low level WC, wash hand basin, bidet and large shower cubicle. Radiator.

Rear Garden
The property has a wide side access with a gate to the front. There is a patio seating terrace with the remainder being predominantly laid to lawn with beds to borders. There is also a further patio at the rear of the 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.

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welcome to

Cornard Road, Sudbury

- No onward chain
- Three bedrooms plus cot room/study
- Two spacious reception rooms, garden room and cellar
- Ample off road parking
- First floor bathroom and ground floor cloakroom

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

offers in excess of

£390,000



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.focalagent.com

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The Property Ombudsman

Property Ref:
SUD110977 - 0007

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