



**Gainsborough Street, Sudbury CO10 2EU**



**welcome to**

**Gainsborough Street, Sudbury**

\*NO ONWARD CHAIN\* Set in the heart of Sudbury giving easy access to the town centre and railway station is this beautiful home, brimming with character features throughout and offering an abundance of spacious and flexible accommodation.



## **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.

## **Lounge**

Entrance door. Secondary glazed sash window to front aspect. Three windows to side aspect. Exposed wall and ceiling timbers. Stairs rising to first floor. Trapdoor leading to large cellar. Three radiators. Door leading to:-

## **Study**

Window to rear aspect. Door leading to lean to.

## **Kitchen**

Window to side aspect. Fitted kitchen with a range of matching base units over areas of work surface. Sink unit set into wooden work top. Central heating

boiler. Space for appliances. Radiator, Doors leading to lean to and:-

## **Dining Room**

Windows to rear and side aspects. Door leading to garden. Storage cupboard. Radiator.

## **Lean To Landing**

Two windows to side aspect. Exposed timbers and chimney breast. Radiator.

## **Bedroom One**

Sash window to front aspect. Exposed timbers. Stairs leading to loft room with velux window. Radiator.

## **Cloakroom**

Suite comprising low level WC, wash hand basin and bidet. Heated towel rail, extractor fan.

## **Bedroom Two**

Two windows to side aspect. Window to rear aspect. Radiator.

## **Bathroom**

Window to side aspect. Suite comprising wash hand basin and freestanding bath. Heated towel rail, radiator.

## **Rear Garden**

The rear garden is predominantly laid to block paving with flower beds. Side gate access. There is a further covered patio terrace with doors leading to the outbuildings.

## **Workshop**

Window to front aspect. Power and light connected.

## **Outbuilding**

Power and light connected. Low level WC. Butler sink with cold water tap and electric water heater.

## **Agent's Note**

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



**view this property online** [williamhbrown.co.uk/Property/SUD111120](http://williamhbrown.co.uk/Property/SUD111120)



welcome to

## Gainsborough Street, Sudbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II listed character home
- Spacious accommodation and cellar

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

guide price

**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD111120](http://williamhbrown.co.uk/Property/SUD111120)



Property Ref:  
SUD111120 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01787 379372**



Sudbury@williamhbrown.co.uk



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



**williamhbrown.co.uk**