





Babergh Close, Acton, Sudbury, CO10 0UJ

william h brown

welcome to

Babergh Close, Acton, Sudbury

NO ONWARD CHAIN Set in a quiet cul-de-sac within the popular village of Acton is this two-bedroom semi-detached bungalow, the property offers a spacious lounge and kitchen and is enhanced with garage and parking.

Entrance Porch
Double glazed entrance door, double glazed window to side and double glazed door to rear garden, further door to:

Entrance Hall
Airing cupboard, loft access, radiator and doors to lounge, kitchen, bathroom and bedrooms.

Lounge
Double glazed window to the front, radiator.

Kitchen
Double glazed window to front aspect, kitchen comprising of a stainless steel sink and drainer unit, roll edged work surfaces with a range of matching units, pantry style cupboard and space for appliances.

Bedroom One
Double glazed window to rear, built in wardrobe and radiator.

Bedroom Two
Double glazed window to rear, built in wardrobe and radiator.

Shower Room
Double glazed window to side, suite comprising of Shower cubicle, WC, wash hand basin and heated towel rail.

Front Garden
The front garden is mainly laid to lawn with gravel boarders and some shrubs with a path leading to the porch.

Rear Garden
The low maintenance rear garden is mainly laid to shingle with beds to boarder, personal door to garage, a rear gate leads to the parking area and garage (garage not inspected).

Agents Note
Please be aware that these photos are from before the tenant's move-in and we are anticipating updated images shortly.

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.





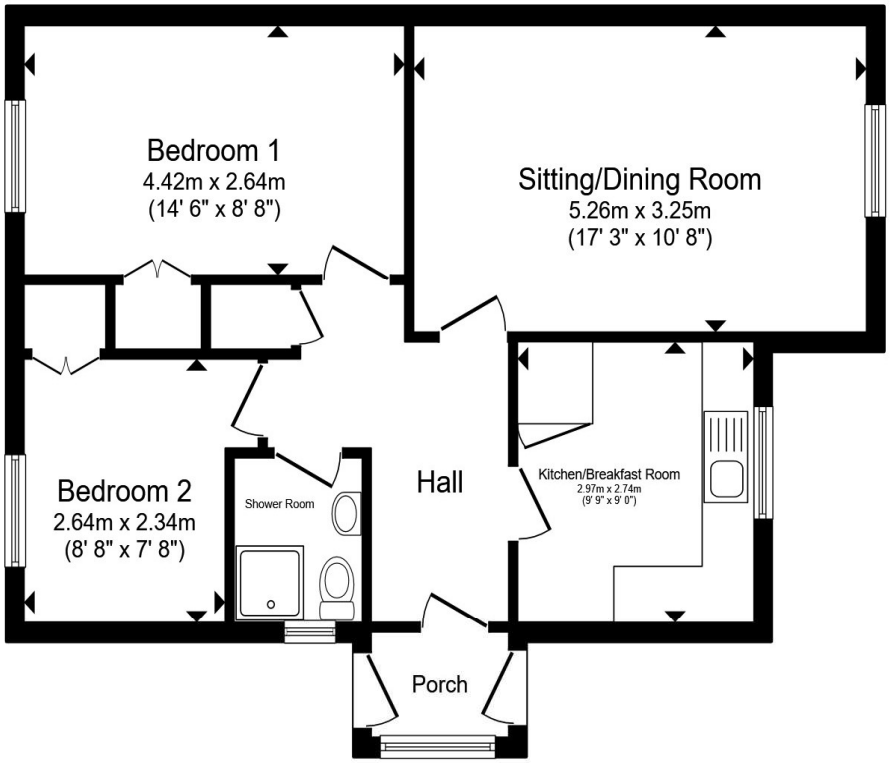
welcome to

Babergh Close, Acton, Sudbury

- No onward chain
- Two bedrooms
- Semi-detached bungalow
- Popular location
- Garage and parking

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

£250,000



Total floor area 59.7 m² (643 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
SUD111751 - 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.

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