





Mulberry Gardens, Great Cornard, Sudbury, CO10 0WF

william h brown

welcome to

Mulberry Gardens, Great Cornard, Sudbury

NO ONWARD CHAIN Set within this highly regarded modern development is this well presented two double bedroom semi detached home with stunning kitchen and spacious lounge that is enhanced with a ground floor W.C, driveway parking and private garden.

Entrance Hall
Double glazed door to front aspect. Stairs rising to first floor. Door leading to:-

Kitchen
Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface, Stainless steel sink and drainer unit with one and a half bowl. Integral oven and hob with hood over. Central heating boiler. Space or appliances. Door leading to lounge and:-

Cloakroom
Suite comprising low level WC and wash hand basin. Extractor fan, radiator.

Lounge
Double glazed french doors leading to garden. Radiator.

Landing
Access to loft. Radiator.

Bedroom One
Double glazed window to rear aspect. Radiator.

Bedroom Two
Double glazed window to front aspect. Large storage cupboard. Radiator.

Bathroom
Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail.

Rear Garden
The rear garden commences with a patio area. The remainder is predominantly laid to lawn and has a large shed and side gate access.

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.





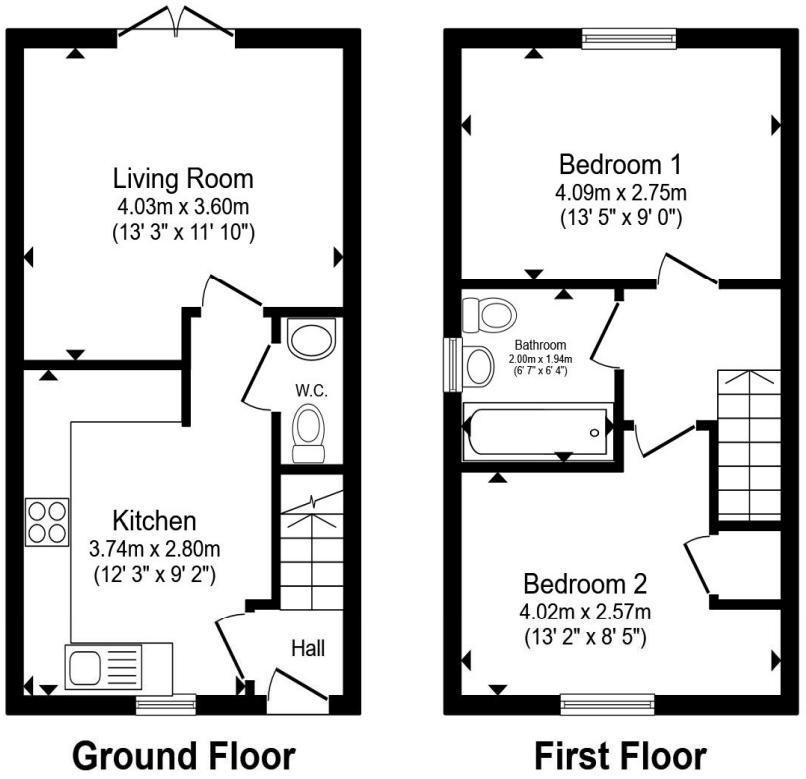
welcome to

Mulberry Gardens, Great Cornard, Sudbury

- No onward chain
- Two double bedrooms
- Stunning kitchen
- Spacious lounge
- Ground floor W.C

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

£260,000



Total floor area 59.9 m² (645 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:
SUD110660 - 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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