





Nonsuch Meadow, Sudbury CO10 2FJ

william h brown

welcome to

Nonsuch Meadow, Sudbury

NO ONWARD CHAIN Set in a highly regarded quiet cul-de-sac location with easy walking access to everything Sudbury has to offer, this extremely well presented two-bedroom home has been fully renovated by the current owner. This beautiful home is enhanced with a low maintenance garden and carport.

Entrance Hall
Double glazed door to front aspect. Stairs rising to first floor. Storage cupboard. Radiator.

Lounge
Large double glazed full height windows and double glazed patio doors leading to garden. Fitted storage unit. Radiator.

Kitchen / Diner
Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units and fitted shelving over areas of work surface. Sink set into worktop with mixer tap. Integral double oven with hob and extractor over. Integral fridge/freezer. Plumbing for washing machine. Two radiators.

Landing
Double glazed window and velux window to front aspect. Access to partially boarded loft. Cupboard housing central heating boiler. Radiator.

Bedroom One
Double glazed and two velux windows to rear aspect. Built in wardrobes (one double and one single), radiator.

Bedroom Two
Double glazed and velux window to rear aspect. Built in wardrobe with fitted shelving. Radiator.

Bathroom
Velux window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail.

Rear Garden
The low maintenance rear garden has block paved courtyard with side gate access leading to a path, that in turn leads to a carport.

Parking
Carport and additional visitor's parking to the front of the property.

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.









view this property online williamhbrown.co.uk/Property/SUD111651

welcome to

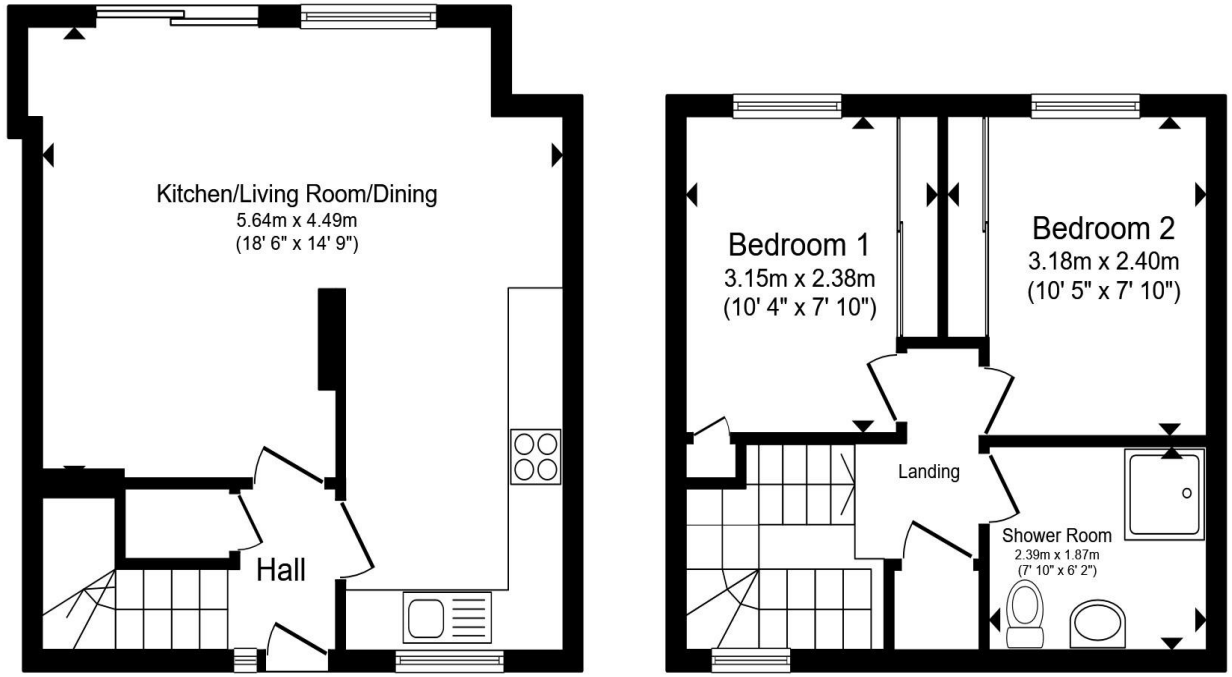
Nonsuch Meadow, Sudbury

- Two bedrooms
- No onward chain
- Highly regarded location
- Well presented throughout
- Fully renovated by the current owner

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

offers in excess of

£300,000



Total floor area 64.9 m² (698 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

william h brown

view this property online williamhbrown.co.uk/Property/SUD111651

The Property Ombudsman

Property Ref:
SUD111651 - 0005

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

01787 379372

Sudbury@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.