



Jubilee Road, Sudbury CO10 1UE

welcome to

Jubilee Road, Sudbury

NO ONWARD CHAIN A well presented end of terrace home set at the top of this popular road. This two bedroom property offers a spacious lounge and kitchen/diner and is enhanced with a ground floor cloakroom, and generous garden with large summer house.

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.

Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Doors leading to kitchen/breakfast room and:-

Lounge

Double glazed windows to front and rear aspects. Two radiators.

Kitchen / Breakfast Room

Double glazed windows to front and rear aspects. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Understairs cupboard, Radiator. Space for appliances. Door leading to:-

Rear Porch

Double glazed door leading to rear garden. Door leading to:-

Cloakroom

Double glazed window to rear aspect. Suite comprising low level WC and wash hand basin. Radiator.

Landing

Double glazed window to rear aspect. Radiator.

Bedroom One

Double glazed windows to front and rear aspects. Built in wardrobe. Radiator.

Bedroom Two

Double glazed window to front aspect. Built in wardrobe. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

Front Garden

The front garden has mature hedgerow to front and side borders and is predominantly laid to gravel with a pathway leading to the front door.

Rear Garden



The rear garden commences with a seating area and the remainder is predominantly laid to lawn with a summer house to the rear. 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.



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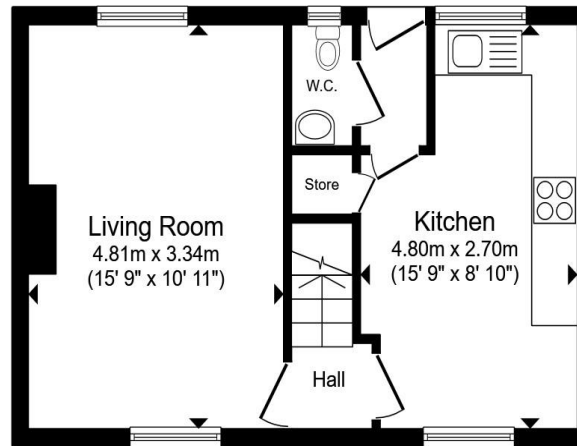
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Two bedrooms

Tenure: Freehold EPC Rating: C

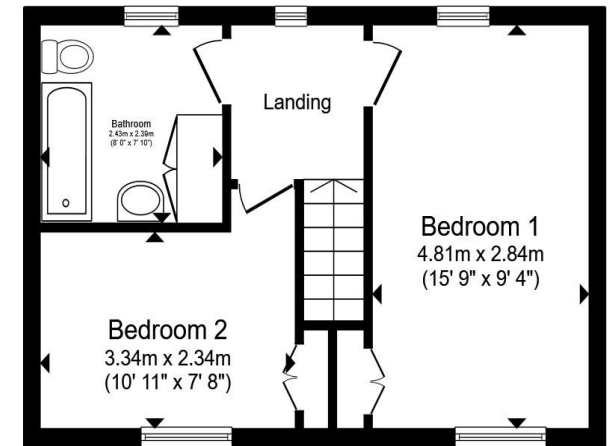
Council Tax Band: A

guide price

£180,000



Ground Floor



First Floor

Total floor area 69.1 m² (743 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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Property Ref:
SUD111483 - 0003

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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.


william h brown



01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk