



**Elm Road, Sudbury CO10 2SE**



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**Elm Road, Sudbury**

\*NO ONWARD CHAIN\* Occupying a generous corner plot within a popular part of Sudbury is this three bedroom end of terrace home offering spacious accommodation throughout.



## **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. Double glazed window to front aspect. Storage cupboard, stairs rising to first floor. Radiator.

## **Lounge**

Double glazed window to front aspect. Radiator. Opening onto:-

## **Dining Room**

Double glazed door leading to garden. Radiator.

## **Kitchen**

Double glazed window to rear aspect. Double glazed door leading to garden. 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. Space for appliances. Central heating boiler installed in March 2026. Pantry cupboard.

## **Landing**

Double glazed window to rear aspect. Access to loft. Storage cupboard.

## **Bedroom One**

Double glazed window to front aspect with fitted shutters. Radiator.

## **Bedroom Two**

Double glazed windows to front and side aspects. Radiator.

## **Bedroom Three**

Double glazed windows to rear aspect. Radiator.

## **Bathroom**

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

## **Front Garden**

The front is predominantly laid to shingle.

## **Rear Garden**

The low maintenance rear garden has areas of patio and shingle. Side gate access. Three brick outbuildings (one with power connected).



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## Elm Road, Sudbury

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

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

guide price

**£175,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD111344 - 0004

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