



Raleigh Close, Sudbury CO10 1YF

welcome to

Raleigh Close, Sudbury

NO ONWARD CHAIN Set in a lovely position overlooking an area of Greensward is this three bedroom home that offers spacious accommodation throughout and is enhanced with a garage in block and parking.

Entrance Hall

Door to front aspect. Two storage cupboards. Understairs cupboard. Stairs rising to first floor. Radiator.

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. Space for appliances. Central heating boiler. Radiator.

Lounge

Double glazed patio doors leading to garden. Radiator.

Landing

Access to loft. Large airing cupboard.

Bedroom One

Double glazed window to rear aspect. Large built in wardrobe. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Shower Room

Double glazed window to front aspect. Suite comprising wash hand basin and shower cubicle.

W.C

Double glazed window to front aspect. Low level WC.

Front Garden

The front of the property is predominantly laid to shingle with a pathway leading to the front door.

Rear Garden

The rear garden is predominantly laid to lawn.

Garage

In bloc.

Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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/SUD111539



welcome to

Raleigh Close, Sudbury

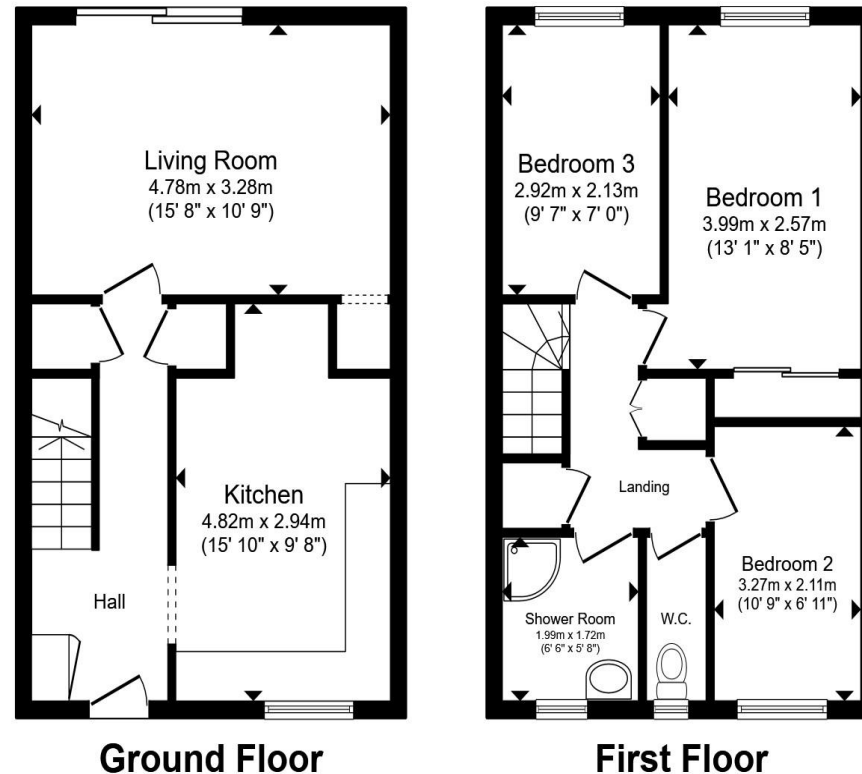
- Three bedrooms
- No onward chain
- Spacious lounge and kitchen
- Garage in block
- Parking in front of garage

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

£190,000



Total floor area 78.4 m² (844 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/SUD111539



Property Ref:
SUD111539 - 0006

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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