



Queensway, Great Cornard, Sudbury CO10 0HQ

welcome to

Queensway, Great Cornard Sudbury

NO ONWARD CHAIN Set within a popular location giving easy access to highly regarded local schools is this three bedroom semi detached home, offering a spacious lounge and kitchen/diner and further enhanced with ample parking, a garage and large rear garden.

Entrance Hall

Double glazed door to front aspect with double glazed side panel. Stairs rising to first floor. Radiator.

Lounge

Double glazed window to front aspect.

Kitchen

Two double glazed windows to rear aspect. Double glazed door to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integral double oven and inset hob with extractor over. Space for appliances. Understairs cupboard.

Side Porch

Double glazed windows to three aspects. Double glazed door leading to garden.

Landing

Double glazed window to side aspect. Storage cupboard. Access to loft via ladder. Combination boiler in loft.

Bedroom One

Double glazed window to rear aspect. Radiator.

Bedroom Two

Double glazed window to front aspect. Built in and fitted wardrobes. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

Bathroom

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

Front Garden

A driveway runs up the side of the property and leads to the garage. The remainder of the garden is predominantly laid to lawn with hedges to borders.

Rear Garden

The large garden commences with a seating area with the remainder being predominantly laid to lawn with a number of mature shrubs, trees and beds.

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/SUD111492



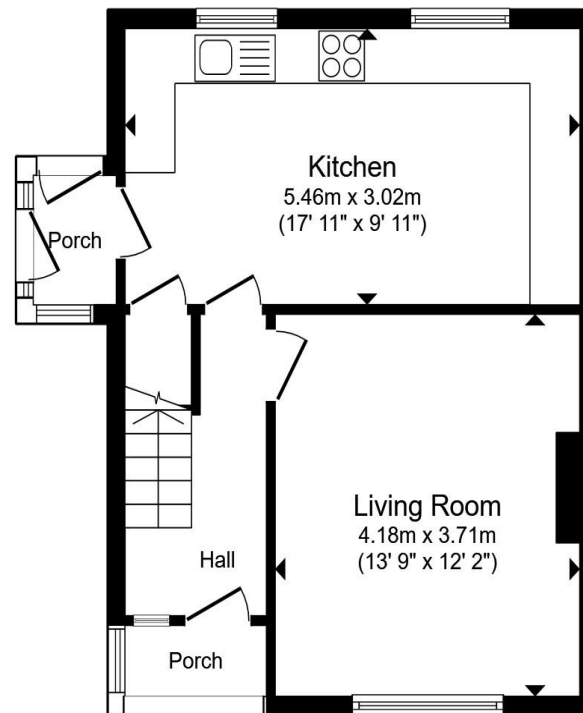
welcome to

Queensway, Great Cornard, Sudbury

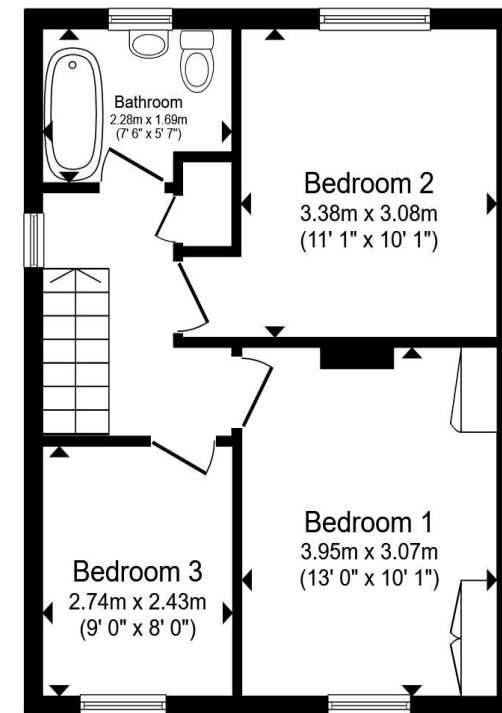
- Three bedrooms
- No onward chain
- Spacious lounge
- Kitchen/Diner
- Ample off road parking

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

£290,000



Ground Floor



First Floor

Total floor area 78.1 m² (841 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/SUD111492



Property Ref:
SUD111492 - 0003

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