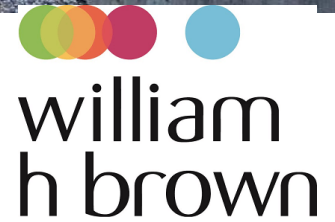




Cornard Road, Sudbury CO10 2XB



welcome to

Cornard Road, Sudbury

NO ONWARD CHAIN Situated on the edge of the town centre giving easy access to local amenities is this impressive three bedroom bay fronted Victorian home with high ceilings & retaining many original features. The property offers spacious and flexible accommodation & is enhanced with ample parking.



Entrance Porch

Covered porch leading to front door.

Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator. Door leading to cellar.

Lounge

15' 11" x 14' 4" (4.85m x 4.37m)

Double glazed bay window to front aspect. Fireplace. Two radiators.

Dining Room

12' 4" x 11' 4" (3.76m x 3.45m)

Double glazed window to rear aspect. Fireplace. Radiator.

Rear Lobby

Double glazed door to side aspect. Built in storage. Door leading to:-

Kitchen

13' 8" x 11' 7" (4.17m x 3.53m)

Double glazed window to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl and mixer tap. Integral dishwasher, integral oven with hob and extractor over. Central heating boiler. Opening onto utility area, which in turn leads to the garden room.

Garden Room

10' 1" x 6' 11" (3.07m x 2.11m)

Double glazed windows to three aspects. Double glazed french doors leading to garden. Radiator. Door leading to:-

Cloakroom

Suite comprising low level WC and wash hand basin.

Cellar

18' 10" max x 11' 1" (5.74m max x 3.38m)

Power and light connected. Pool table with all game equipment included in the sale.

Split Level Landing

Doors leading to bedrooms and bathroom.

Bedroom One

16' x 14' 4" (4.88m x 4.37m)

Double glazed bay window to front aspect. Fitted bedroom furniture. Radiator.

Bedroom Two

12' 9" x 11' 4" (3.89m x 3.45m)

Double glazed window to rear aspect. Feature fire place. Radiator.

Bedroom Three

12' 10" x 11' 10" max (3.91m x 3.61m max)

Double glazed window to rear aspect. Radiator.

Cot Room / Study

6' 7" x 4' 1" (2.01m x 1.24m)

Double glazed window to front aspect.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin, bidet and large shower cubicle. Radiator.

Rear Garden

The property has a wide side access with a gate to the front. There is a patio seating terrace with the remainder being predominantly laid to lawn with beds to borders. There is also a further patio at the rear of the garden.



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welcome to

Cornard Road, Sudbury

- No onward chain
- Three bedrooms plus cot room/study
- Two spacious reception rooms, garden room and cellar
- Ample off road parking
- First floor bathroom and ground floor cloakroom

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110977 - 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.

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