



**Landsdown Road, Sudbury, CO10 2QF**



**welcome to**

**Landsdown Road, Sudbury**

**\*NO ONWARD CHAIN\*** Set within a popular location on the edge of the town centre is this three bedroom detached bungalow, offering spacious and flexible accommodation, and further enhanced with a private garden, parking and garage.



## 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. Radiator.

### Lounge

16' 6" x 11' 8" ( 5.03m x 3.56m )

Double glazed french doors with side panels to rear aspect. Two radiators.

### Kitchen / Diner

16' 5" x 10' max ( 5.00m x 3.05m max )

Double glazed window to front 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.

Space for appliances.

### Bedroom One

11' 10" x 11' 8" ( 3.61m x 3.56m )

Double glazed window to rear aspect. Radiator.

### Bedroom Two

11' 8" x 8' 11" ( 3.56m x 2.72m )

Currently used as a dining room. Double glazed window to rear aspect. Radiator.

### Bedroom Three

9' 11" x 8' 9" ( 3.02m x 2.67m )

Double glazed window to side aspect. Radiator.

### Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan. Access to loft.

### Front Garden

A block paved driveway leads to the garage. The remainder is predominantly laid to lawn with mature shrubs and beds to borders.

### Rear Garden

The rear garden commences with a decked seating terrace. The remainder is predominantly laid to lawn with beds to borders. Shed and summer house. Side gate access. Outside power point and tap. Electric awning.

### Garage

15' 10" x 8' ( 4.83m x 2.44m )

Electric roller doors. Double glazed window. Power and light connected.



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## **Landsdown Road, Sudbury**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedrooms
- Detached bungalow

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

guide price

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD111065 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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