



**De Greys Close, Great Cornard, Sudbury CO10 0NB**

**welcome to**

**De Greys Close, Great Cornard, Sudbury**

**\*EXTENDED LEASE\*\*OWN GARDEN\* \*GARAGE\*** Set within a popular cul-de-sac is this well presented first floor maisonette offering two double bedrooms, spacious lounge and kitchen/breakfast room. The property is further enhanced with its own garden, garage and parking.



**Entrance Hall**

Double glazed door to front aspect. Stairs rising to property.

**Landing**

Access to loft. Storage cupboard. Radiator.

**Kitchen / Breakfast Area**

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 with one and a half bowl. Integral oven and hob. Space for appliances. Gas central heating boiler. Radiator.

**Lounge**

Double glazed window to rear aspect. Radiator.

**Bedroom One**

Double glazed window to rear aspect. Radiator.

**Bathroom**

Suite comprising low level WC, vanity wash hand basin and large shower cubicle. Extractor fan, heated towel rail.

**Bedroom Two**

Double glazed window to front aspect. Radiator.

**Rear Garden**

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn.

**Garage**

In block. Parking in front of the garage.



***view this property online*** [williamhbrown.co.uk/Property/SUD111433](http://williamhbrown.co.uk/Property/SUD111433)



welcome to

## De Greys Close, Great Cornard, Sudbury

- Extended lease
- Two bedrooms
- Spacious lounge
- Garden
- Garage

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 140 years from 01 May 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD111433](https://www.williamhbrown.co.uk/Property/SUD111433)



Property Ref:  
SUD111433 - 0002

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**