



Queensway, Great Cornard, Sudbury CO10 0HQ

welcome to

Queensway, Great Cornard, Sudbury

NO ONWARD CHAIN *SOLAR PANELS* Set within a popular location giving easy access to highly regarded schools is this spacious three bedroom semi detached home in need of some updating. The property benefits from solar panels, ample parking and large garden.

Entrance Hall

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

Lounge

Double glazed window to front aspect. Open fire place (not tested). Radiator.

Kitchen / Diner

Double glazed window to rear aspect. Double glazed patio doors leading to conservatory. 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. Understairs cupboard. Radiator.

Conservatory

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

Landing

Double glazed window to side aspect. Access to loft.

Bedroom One

Double glazed window to rear aspect. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

Wet Room

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and wet room shower. Wet room flooring. Heated towel rail.

Rear Garden

The large rear garden is predominantly laid to lawn with mature shrubs. Greenhouses, shed and workshop. Detached garage.

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.

The vendor has advised that the central heating installed in 2024 is air sourced.





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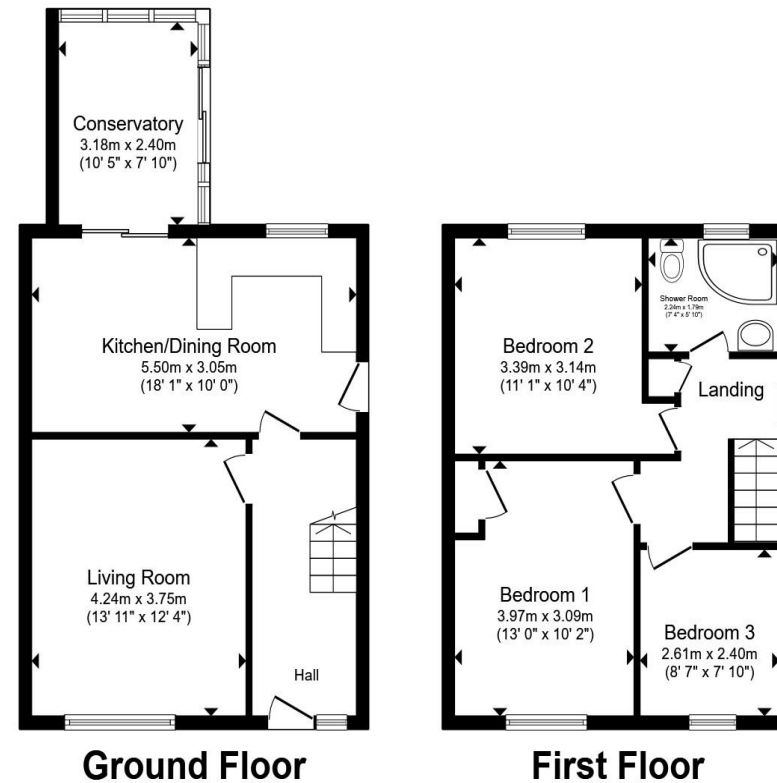
- No onward chain
- Three bedrooms
- Semi detached home
- Solar panels
- Some updating needed

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£300,000



Total floor area 91.8 m² (989 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


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Property Ref:
SUD111648 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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