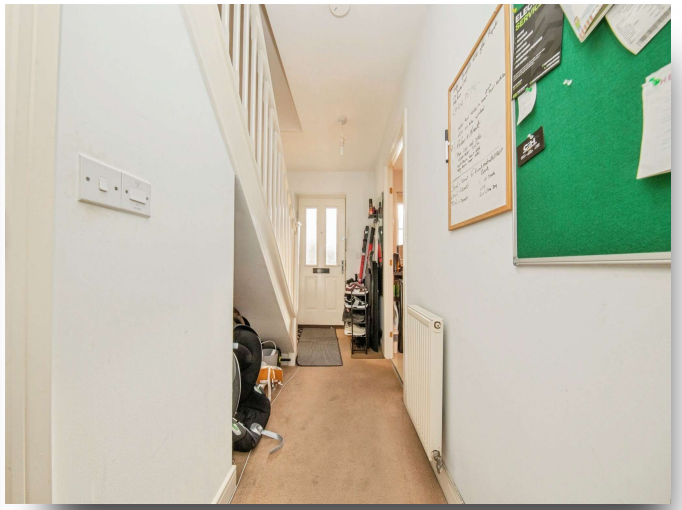






Melso Close, Great Cornard, Sudbury, CO10 0HR

william h brown

welcome to

Melso Close, Great Cornard, Sudbury

Set within this popular modern development is this two-bedroom home that offers a spacious lounge and kitchen and is enhanced with a ground floor W.C and allocated parking.

Entrance Hall
Double glazed front door, radiator, stairs to first floor.

Cloakroom
Wash hand basin, W.C and radiator.

Kitchen
Double glazed window to front, radiator, kitchen comprising stainless steel sink and drainer unit set into roll edged work surfaces with a range of matching wall and base units, integrated oven and inset hob with extractor above and space for appliances.

Lounge
Double glazed patio doors to rear garden, radiator.

Landing
Loft access, storage cupboard and radiator.

Bedroom One
Double glazed window to front aspect, radiator.

Bedroom Two
Velux window to the rear, radiator.

Bathroom
Velux window to rear, radiator and suite comprising a bath with shower over, wash hand basin and W.C.

Garden
Patio seating area with the remainder mainly laid to lawn. A path to the rear leads to the parking area where the property has an allocated parking space.

Agents 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.





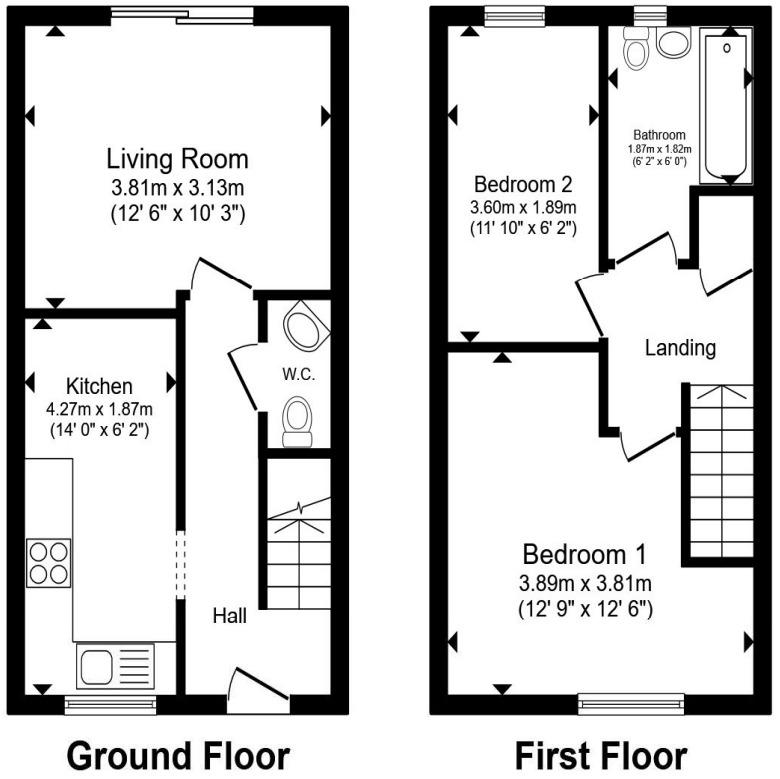
welcome to

Melso Close, Great Cornard, Sudbury

- Two bedrooms
- Popular modern development
- Ground floor W.C
- Allocated parking
- Spacious lounge and kitchen

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

£245,000



Total floor area 57.8 m² (623 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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view this property online williamhbrown.co.uk/Property/SUD111721

The Property Ombudsman

Property Ref:
SUD111721 - 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.

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