

Summary

NO ONWARD CHAIN. Banham Drive is a highly sought after OVER 55's DEVELOPMENT set just a short walk from Sudbury town centre and all the amenities it has to offer. The property benefits from two bedrooms, sitting/dining room, kitchen and shower room. Access to the large communal gardens.

Description

Approximate Room Sizes

ENTRANCE HALL Entrance door into entrance hall, doors off to sitting/dining room, bedrooms, shower room and cupboards.

SITTING ROOM 13' 3" x 13' 3" (4.04m x 4.04m) Double glazed window to front aspect, door to kitchen.

KITCHEN 10' 11" x 6' 8" (3.33m x 2.03m) Double glazed window to rear, fitted wall and base level units with work surfaces over, inset sink with taps over, integral oven with gas hob and extractor over, space and plumbing for washing machine and fridge/freezer.

BEDROOM 11' 6" x 10' 10" (3.51m x 3.3m)

Double glazed patio doors to rear, fitted wardrobes.

BEDROOM 8' 11" x 9' 8" (2.72m x 2.95m)

Double glazed window to front. The second bedroom can be used as a bedroom or second reception room.

SHOWER ROOM 7' 6" x 6' 1" (2.29m x 1.85m)

Double glazed window to rear aspect, pedestal wash hand basin with taps over, low level wc with wash hand basin, large shower unit with glass shower screen.

OUTSIDE Allocated off road parking space to the front of the property, paved path leading to the front door, lawn grass area to the front with mature flower borders.

A path leads to the rear of the property and the communal gardens. The property enjoys a paved patio area to the rear and overlooks the communal gardens which are predominately laid to lawn.

AGENTS NOTE The property is leasehold and subject to a lease term of 125 years from 01 September 1992.

Lease Term Left - 96 Years

Service Charge - Circa £1800 per annum

Ground Rent - Circa £35 per annum

We advise any prospective buyer confirming the above details via their conveyancer.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Leasehold

Services – Mains Drainage, Gas Heating, Water, Electric

Post Code – CO10 2GN

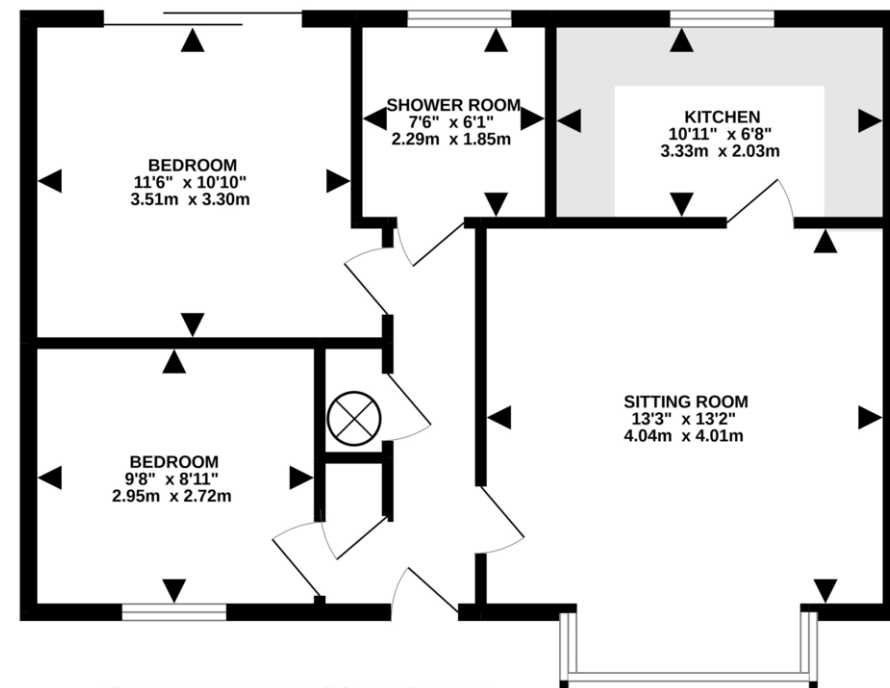
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02022



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Your home may be repossessed if you do not keep up repayments on your mortgage.

Awaiting EPC

GKM
Financial Services



Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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£180,000

- Two Bedrooms
- Popular Over 55's Development
- Sitting/Dining Room
- Kitchen
- Shower Room
- Communal Gardens
- Allocated Off Road Parking