

Summary

An extended three bedroom semi detached home located a short walk to Sudbury town centre & branch line train station. Benefitting from a sitting room, dining room, kitchen/breakfast room, utility room, ground floor bedroom/reception room, three bedrooms and family bathroom. Outside the property boasts ample off road parking and wrap around gardens. Short walk to amenities including schools, co-ops, doctors surgery, pubs, health centre and public transport links.

Description

Approximate Room Sizes **PORCH 8' 1" x 5' (2.46m x 1.52m)** Sliding double glazed doors lead into entrance porch. With door into entrance hall and utility room.

ENTRANCE HALL Stairs ascending to first floor landing, doors off to sitting room, kitchen and ground floor w/c.

SITTING ROOM 11' 11" x 16' 10" (3.63m x 5.13m) Double glazed window to front, fireplace, doors to dining room.

DINING ROOM 11' 6" x 9' 7" (3.51m x 2.92m) Double glazed patio doors to rear garden, door to kitchen.

KITCHEN 16' x 8' 7" (4.88m x 2.62m) Double glazed windows to side and rear aspect. External door to side garden. Fitted kitchen comprising wall and base level units with work surfaces over, inset sink with mixer tap over, inset induction hob with extractor fan over, integral chest level double oven, integral dishwasher, integral fridge/freezer.

BEDROOM 4/RECEPTION ROOM 9' 11" x 9' 4" (3.02m x 2.84m) Double glazed window to rear.

UTILITY ROOM 10' 3" x 5' 9" (3.12m x 1.75m) Door to bedroom 4/reception room. Wall and base level units with work surfaces over and inset sink with mixer tap over, space and plumbing for washing machine, tumble dryer and fridge/freezer.

LANDING Doors off to bedrooms and bathroom.

BEDROOM 1 10' x 11' (3.05m x 3.35m) Double glazed window to front.

BEDROOM 2 9' 3" x 11' 4" (2.82m x 3.45m) Double glazed window to rear.

BEDROOM 3 13' 5" x 7' 11" (4.09m x 2.41m) Double glazed window to front.

BATHROOM 5' 11" x 6' 11" (1.8m x 2.11m) Double glazed window to rear. Panelled bath with taps, wall mounted shower and glass shower screen over. Vanity unit with concealed w/c, wash hand basin with tap over.

OUTSIDE The front of the property is predominately laid to block paving providing ample off road parking, all enclosed by a low level brick wall. The rear gardens wrap around the property with distinct paved patio areas and artificial turf, all enclosed by wood panel fencing.

AUCTIONEER COMMENTS This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Mains drainage & water, gas heating, electric

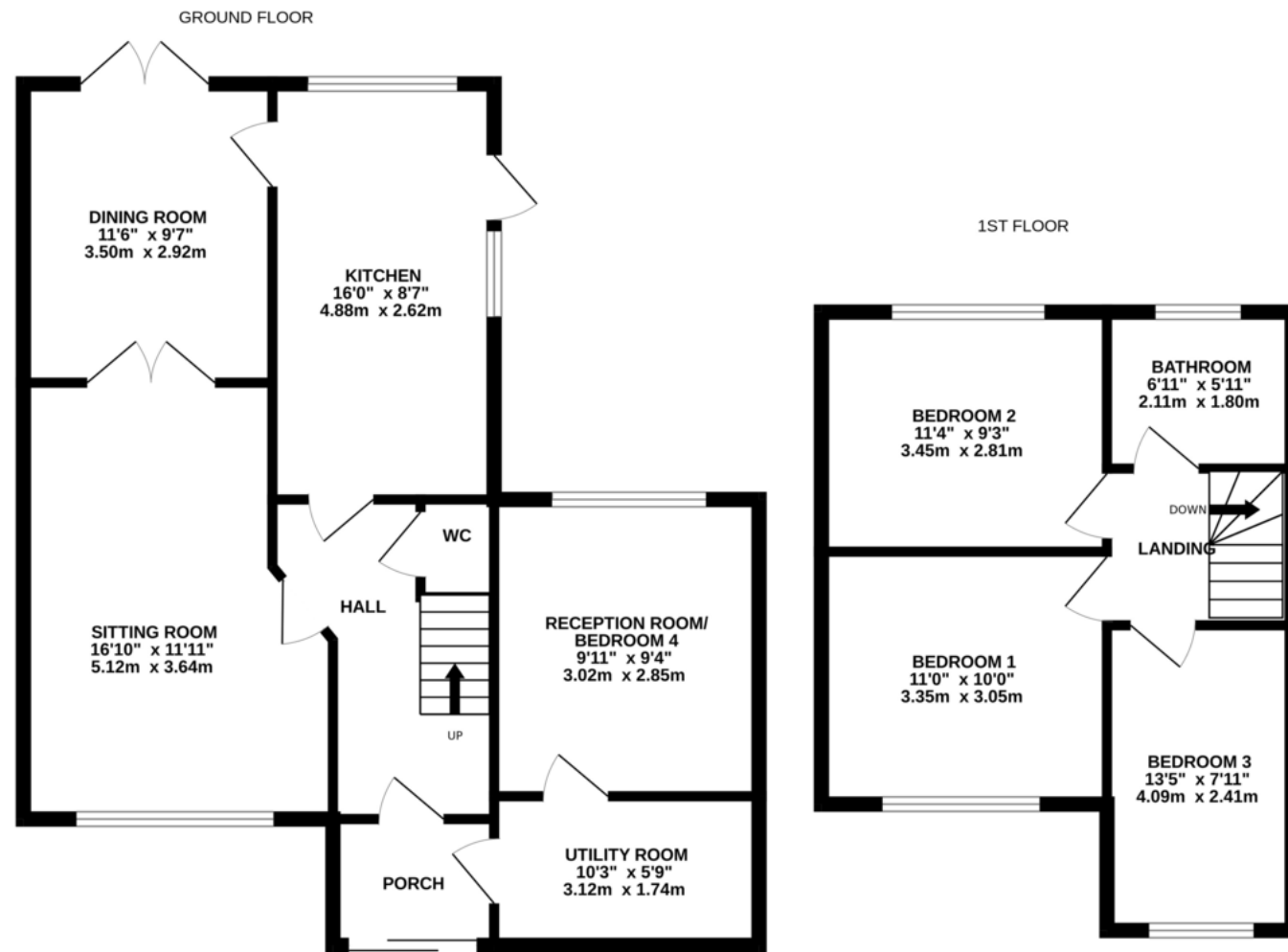
Post Code – CO10 0HJ

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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 ©2023



If you would like to speak to one of our mortgage advisors call now – 01787 468400



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

Stannard Way | Great Cornard | CO10 0HJ

An extended three bedroom semi detached home located a short walk to Sudbury town centre & branch line train station. Benefitting from a sitting room, dining room, kitchen/breakfast room, utility room, ground floor bedroom/reception room, three bedrooms and family bathroom. Outside the property boasts ample off road parking and wrap around gardens. Short walk to amenities including schools, co-ops, doctors surgery, pubs, health centre and public transport links.

Starting Bid £235,000

- Three/Four Bedrooms
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor Bedroom/Reception Room
- Family Bathroom
- Ample Off Road Parking