



Jacobs Close, Great Cornard, Sudbury CO10 0HZ

welcome to

Jacobs Close, Great Cornard, Sudbury

Situated in a popular part of Great Cornard is this first floor two bedroom apartment with a spacious lounge and allocated parking.

Communal Entrance

Entrance via security phone system. Stairs rising to first floor.

Entrance Hall

Front door opens into a porch area with a door in the hallway, built in storage cupboard.

Lounge

15' 6" x 11' 3" (4.72m x 3.43m)

Double glazed windows to front and side aspects. Double glazed French doors leading to juliette balcony. Radiator.

Kitchen

8' 5" x 8' 1" (2.57m x 2.46m)

Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven and hob with hood over. Space for appliances.

Bedroom One

10' 9" x 10' 2" (3.28m x 3.10m)

Double glazed window to front aspect. Radiator.

Door leading to:-

Ensuite

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle.

Bedroom Two

9' 8" x 8' (2.95m x 2.44m)

Double glazed window to front aspect. Radiator.

Exterior

The apartment benefits from its own allocated parking space to the rear and there are also areas of communal garden.





view this property online williamhbrown.co.uk/Property/SUD111529



welcome to

Jacobs Close, Great Cornard, Sudbury

- Two bedrooms
- Allocated parking
- Spacious lounge/diner
- Popular location
- Currently offered with a tenant in situ

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1322.20

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



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.focalagent.com

view this property online williamhbrown.co.uk/Property/SUD111529



Property Ref:
SUD111529 - 0005

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