



Simon Theobald Close, Sudbury CO10 1AL

welcome to

Simon Theobald Close, Sudbury

NO ONWARD CHAIN This beautiful two bedroom cottage forms part of the exclusive Walnut Tree development, giving easy access to Sudbury town centre and the Water meadows. The property offers bright and spacious accommodation throughout and is enhanced with parking and private garden.

Entrance Hall

Double glazed entrance door. Two double glazed windows to front aspect. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Extractor fan. radiator.

Lounge

Three double glazed windows to rear aspect. Four double glazed windows to front aspect. Understairs cupboard. Stairs rising to first floor. Two radiators.

Kitchen

Four double glazed windows to front aspect. Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven with hob and hood over. Integral fridge/freezer and integral dishwasher. Radiator.

Landing

Four double glazed windows to front aspect. Radiator.

Bedroom One

Four double glazed windows to front aspect. Radiator.

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan.

Bedroom Two

Four double glazed windows to front aspect. Double glazed window to rear aspect. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, radiator.

Rear Garden

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn with a gate leading to the parking area. External light, power point and tap.

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





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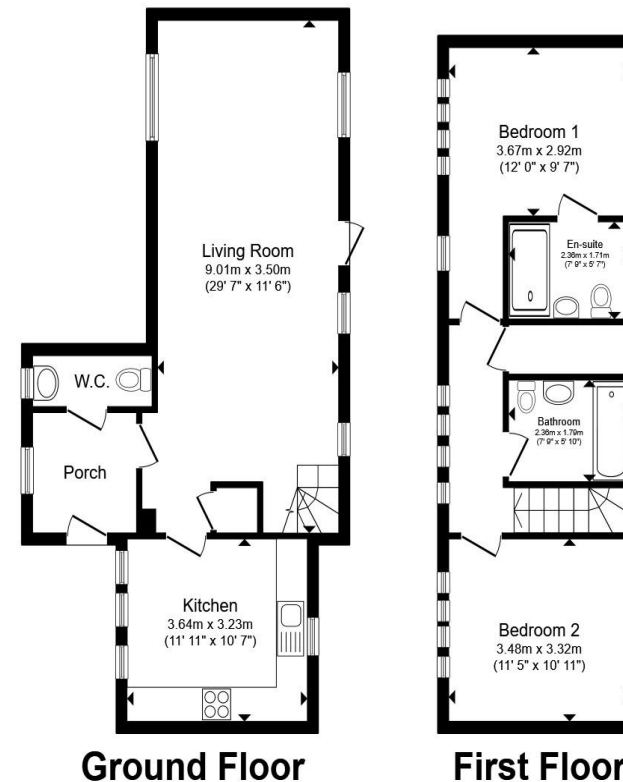
- Highly regarded location
- Two double bedrooms
- Ground floor cloakroom, En-suite shower room and first floor bathroom
- Spacious lounge
- Stunning kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£350,000



Total floor area 92.0 m² (991 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:
SUD109601 - 0004

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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