



**Stour Gardens, Great Cornard, Sudbury CO10 0JN**



## welcome to Stour Gardens, Great Cornard Sudbury

- No onward chain
- Two bedrooms
- First floor
- Garage in block
- Own garden

Tenure: Leasehold EPC Rating: C

offers in excess of  
**£140,000**

**view this property online** [williamhbrown.co.uk/Property/SUD108775](http://williamhbrown.co.uk/Property/SUD108775)

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**Property Ref:**  
SUD108775 - 0006

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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### Entrance Hall

Double glazed door to front aspect and double glazed window to side aspect. useful storage cupboard housing utility meters, Stairs rising to first floor, radiator.

### Landing

Door leading to lounge, storage cupboard.

### Lounge

15' 1" x 12' 1" ( 4.60m x 3.68m )  
Large and spacious room with double glazed window to front aspect. Radiator.

### Kitchen

8' 10" x 8' 6" ( 2.69m x 2.59m )  
Double glazed window to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface, Stainless steel sink and drainer unit with mixer tap. Space for appliances. Central heating boiler installed in January 2021.

### Inner Hall

Large airing cupboard, access to loft, doors leading to bedrooms and bathroom.

### Bedroom One

14' 8" x 9' ( 4.47m x 2.74m )  
Double glazed window to rear aspect. Radiator.

### Bedroom Two

12' x 8' 9" ( 3.66m x 2.67m )  
Double glazed window to rear aspect. Radiator.

### Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Radiator.

### Rear Garden

A path runs to the side of the property leading to the garden which is predominantly laid to lawn.

Garage in block.



**william h brown**



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