



Nursery Road, Great Cornard, Sudbury CO10 0NJ

welcome to

Nursery Road, Great Cornard, Sudbury

A three bedroom semi-detached house situated in a popular location within the well serviced village of Great Cornard. The property offers garage in bloc, off road parking and has a low maintenance rear garden.

Entrance Hall

Double glazed door to front aspect. LVT flooring through to the lounge and kitchen. Stairs rising to first floor. Radiator.

Lounge

Double glazed window to front aspect. Air conditioning unit. Radiator.

Kitchen

Double glazed window to rear aspect. Double glazed door to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink set into work top. Understairs cupboard with power points and vent for tumble drier. Integral oven with gas hob and extractor over. Radiator. Door leading to:-

Dining Room

Double glazed window to rear aspect. Radiator.

Landing

Double glazed window to side aspect. Cupboard housing central heating boiler (installed in November 2025). Access too loft. Air conditioning unit.

Bedroom One

Double glazed window to rear aspect. Radiator.

Bedroom Two

Double glazed window to front aspect. Built in wardrobe. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite

comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail.

Rear Garden

The low maintenance rear garden is mainly laid to paving with seating areas. Gate to front aspect.

Garage In Block

16' x 8' 3" (4.88m x 2.51m)

Up and over door. Parking space in front.

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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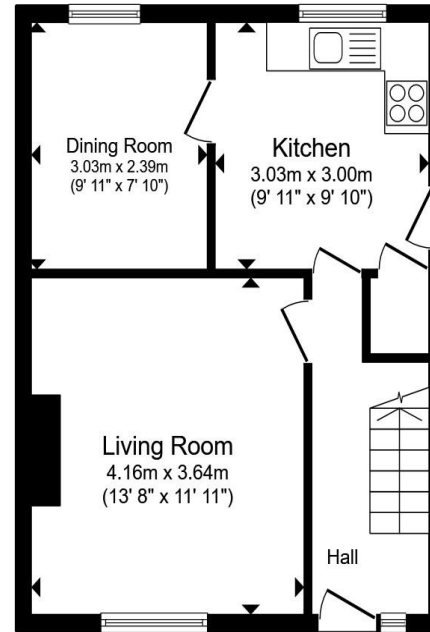
- Semi-detached
- Low maintenance rear garden
- Garage in block
- Off road parking
-

Tenure: Freehold EPC Rating: D

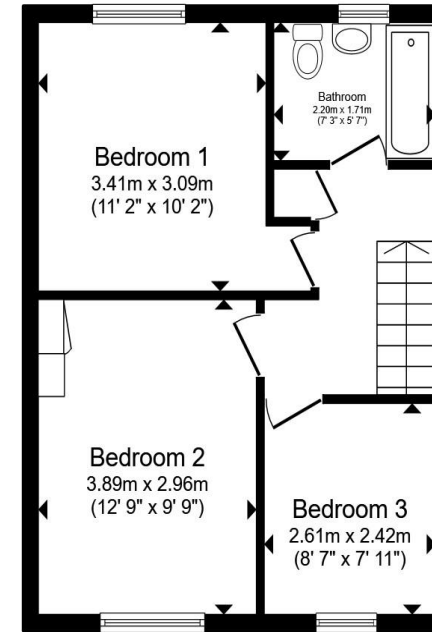
Council Tax Band: B

offers in excess of

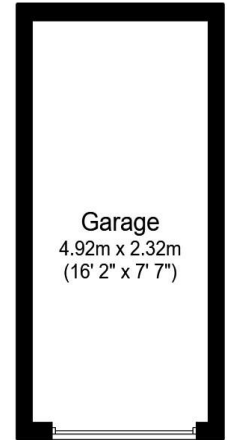
£260,000



Ground Floor



First Floor



Garage

Total floor area 90.7 m² (976 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:
SUD111576 - 0002

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.

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