



Howe Way, Acton, Sudbury, CO10 0XF

welcome to

Howe Way, Acton, Sudbury

Set within the popular village of Acton is this deceptively spacious two bedroom first floor maisonette, the property offers two double bedrooms, spacious lounge and kitchen and is enhanced with a private garden and garage.

Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor.

Landing

Access to loft. Electric heater. Storage cupboard. Airing cupboard.

Lounge / Diner

Double glazed window to rear aspect. Electric heater. Door leading to:-

Kitchen

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances.

Bedroom One

Double glazed windows to rear and side aspects. Electric heater.

Bedroom Two

Dual aspect double glazed windows to both sides. Electric heater.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail.

Rear Garden

The rear garden commences with a patio seating area with the remainder being predominantly laid to lawn.

Garage

Up and over doors.

Agent's Note

The vendor has advised that the cladding and insulation was done in November 2025.

The vendor has advised that a small peppercorn rent is paid for service charges each year.

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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- Two large double bedrooms
- First floor maisonette
- Private garden
- UPVC double glazed windows
- Garage in block

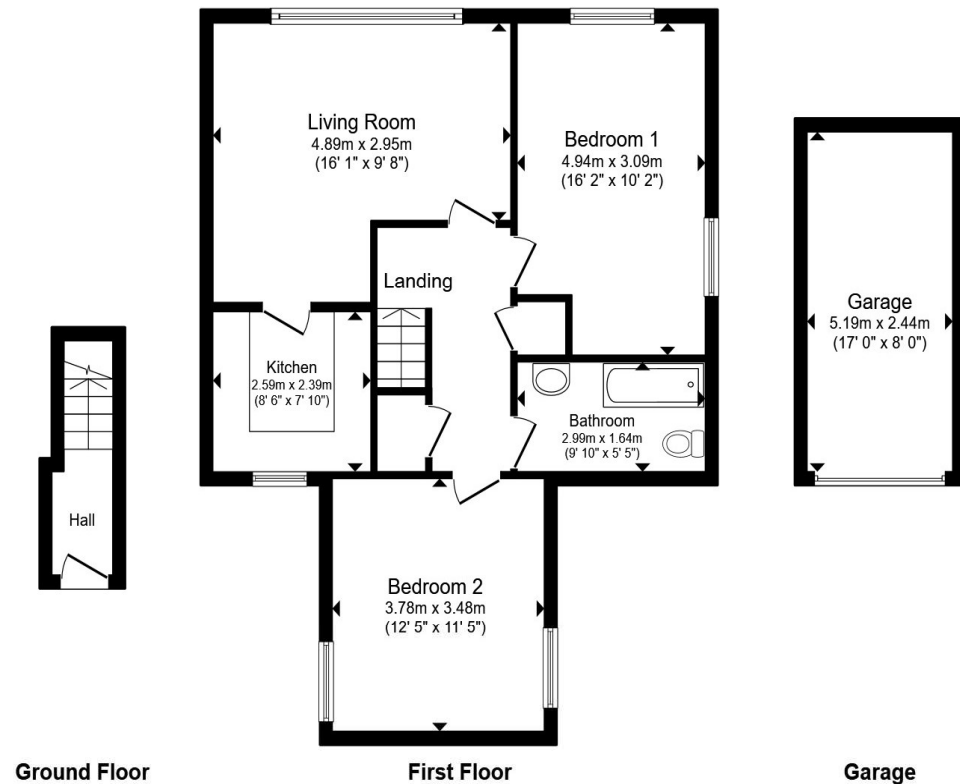
Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000



Total floor area 83.1 m² (894 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:
SUD111581 - 0003

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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