



Roman Lane, Great Waldingfield, Sudbury CO10 0HW

welcome to

Roman Lane, Great Waldingfield, Sudbury

*45% SHARED OWNERSHIP*CHAIN FREE* Set within this highly regarded modern development within the popular village of Great Waldingfield is this beautifully presented two bedroom home with spacious living accommodation that is enhanced with a ground floor W.C, two parking spaces & lovely rear garden.

Entrance Hall

Double glazed door to front aspect. Storage cupboard. Stairs rising to first floor. Radiator.

Cloakroom

Double glazed window to side aspect. Double glazed french doors leading to garden. Radiator.

Kitchen

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

Lounge

Double glazed window to rear aspect and double glazed french doors leading to garden. Radiator.

Landing

Access to loft.

Bedroom One

Two double glazed windows to rear aspect. Fitted wardrobes. Radiator.

Bedroom Two

Two double glazed windows to front aspect. Built in wardrobe with hot water tank. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, heated towel rail.

Front Garden

there are two allocated parking spaces with one to the front of the property and one to the rear.

Additional visitor's parking at the front.

Rear Garden

The rear garden commences with a patio seating area with the remainder predominantly laid to lawn/ Side gate access. External tap, lights and power point.





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- 45% shared ownership
- Staircasing options available
- Two bedrooms
- Ground floor W.C
- Two allocated parking spaces

Tenure: Leasehold EPC Rating: B

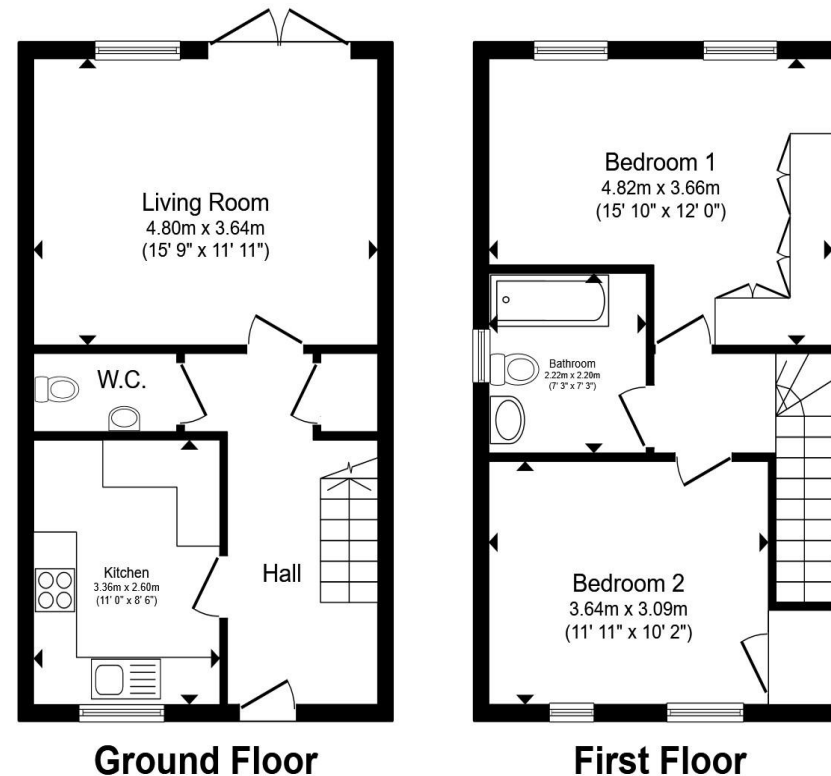
Council Tax Band: B Service Charge: 320.32

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£126,000



Total floor area 78.7 m² (847 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:
SUD109888 - 0003

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