



Mulberry Gardens, Great Cornard, Sudbury CO10 0WF

welcome to

Mulberry Gardens, Great Cornard Sudbury

Set within a popular modern development is this spacious two bedroom end of terrace home with stunning kitchen and spacious lounge. The property is further enhanced with off road parking and a ground floor cloakroom.

Entrance Hall

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

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 with one and a half bowl and mixer tap. Integral oven with hob and hood over. Integral fridge/freezer. Space for washing machine. Large storage cupboard.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Radiator.

Lounge

Double glazed french doors leading to garden. Radiator.

Landing

Access to loft. Radiator.

Bedroom One

Double glazed window to front aspect. Storage cupboard. Radiator.

Bathroom

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

Bedroom Two

Double glazed window to rear aspect. Radiator.

Front Garden

Two parking spaces.

Rear Garden

The rear garden commences with a patio area and the remainder is laid to artificial lawn. Side gate access.

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.

The property is currently shared ownership but if a full asking price offer is attained, then the buyer will purchase the freehold.





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welcome to

Mulberry Gardens, Great Cornard, Sudbury

- Two bedrooms
- End of terrace
- Two parking spaces
- Stunning kitchen
- Spacious lounge

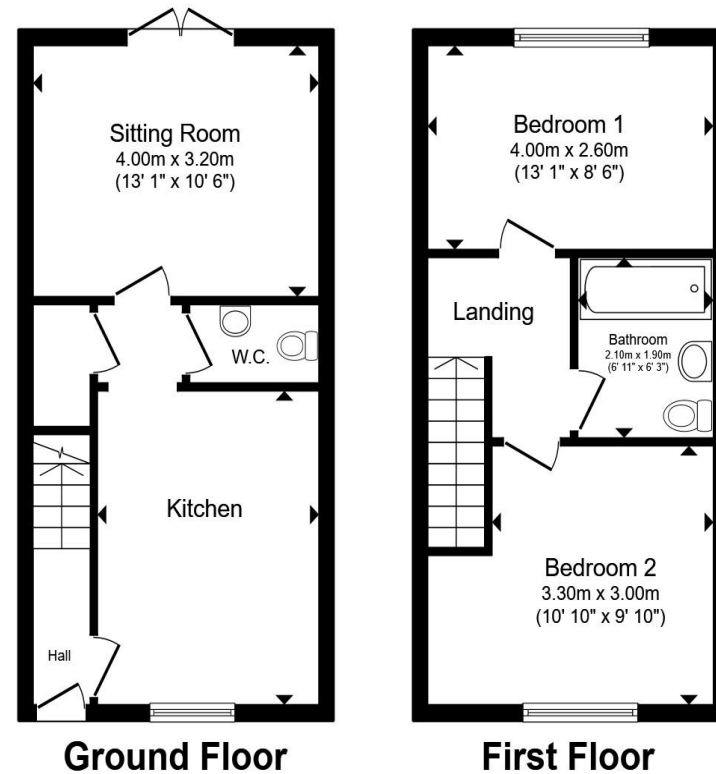
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£255,000



Total floor area 67.2 m² (723 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:
SUD111628 - 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.

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