

Howe Way, Acton, Sudbury, Suffolk, CO10 0XF

Asking Price: £180,000

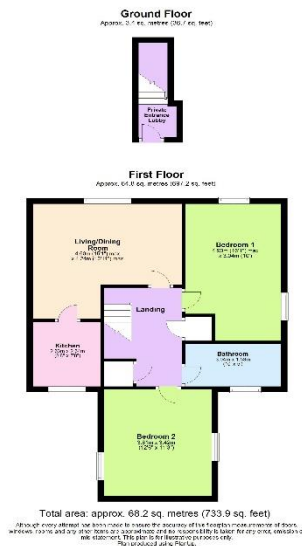


- Village Location
- Long Lease
- First Floor Maisonette
- Two Good Size Double Bedrooms
- Private Entrance Lobby & Garden
- Garage & Parking Space
- UPVC Double Glazed Windows
- Digitally Controlled Electric Heaters

Situated in the popular village of Acton lies this spacious and well-presented two bedroom first floor maisonette which benefits from its own private entrance lobby and private garden, garage with parking space in front, UPVC double glazed windows, and digitally controlled electric heaters. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer which comprises private entrance lobby on the ground floor with the first floor accommodation consisting of living / dining room, contemporary kitchen, two good size double bedrooms, and bathroom.

Leasehold information:-
 Lease – 999 years from 1.10.1975
 Maintenance charge – n/a
 Ground rent - £12 per annum
 Council tax band: A

Acton village is positioned three miles from the market town of Sudbury which has a train station providing regular services to Marks Tey connecting the village to Colchester and London Liverpool Street; and just a few minutes from the A134, linking the village to Bury St Edmunds, Ipswich and Colchester. The peaceful village of Acton is set in a scenic location, surrounded by field views, and has a bustling local pub, village shop, community hall, and church. Within the village is the Church Of England Primary School whilst the Ormiston Academy in Sudbury and Thomas Gainsborough School in Great Cornard both offer secondary education and specialist Sixth Forms. In Sudbury there are further shopping, leisure and recreation amenities, along with the stunning water meadows that run alongside the River Stour.



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		