

RESIDENTIAL INVESTMENT FOR SALE

NP NICHOLAS
PERCIVAL

Willow Close

4, 5, 6 & 7 Willow Close, Sudbury, Suffolk, CO10 2SZ

Willow Close

4, 5, 6 & 7 Willow Close, Sudbury, Suffolk

Sat-Nav Ref: **CO10 2SZ**

Sudbury Station 0.5 miles

Thomas Gainsborough School 2 miles

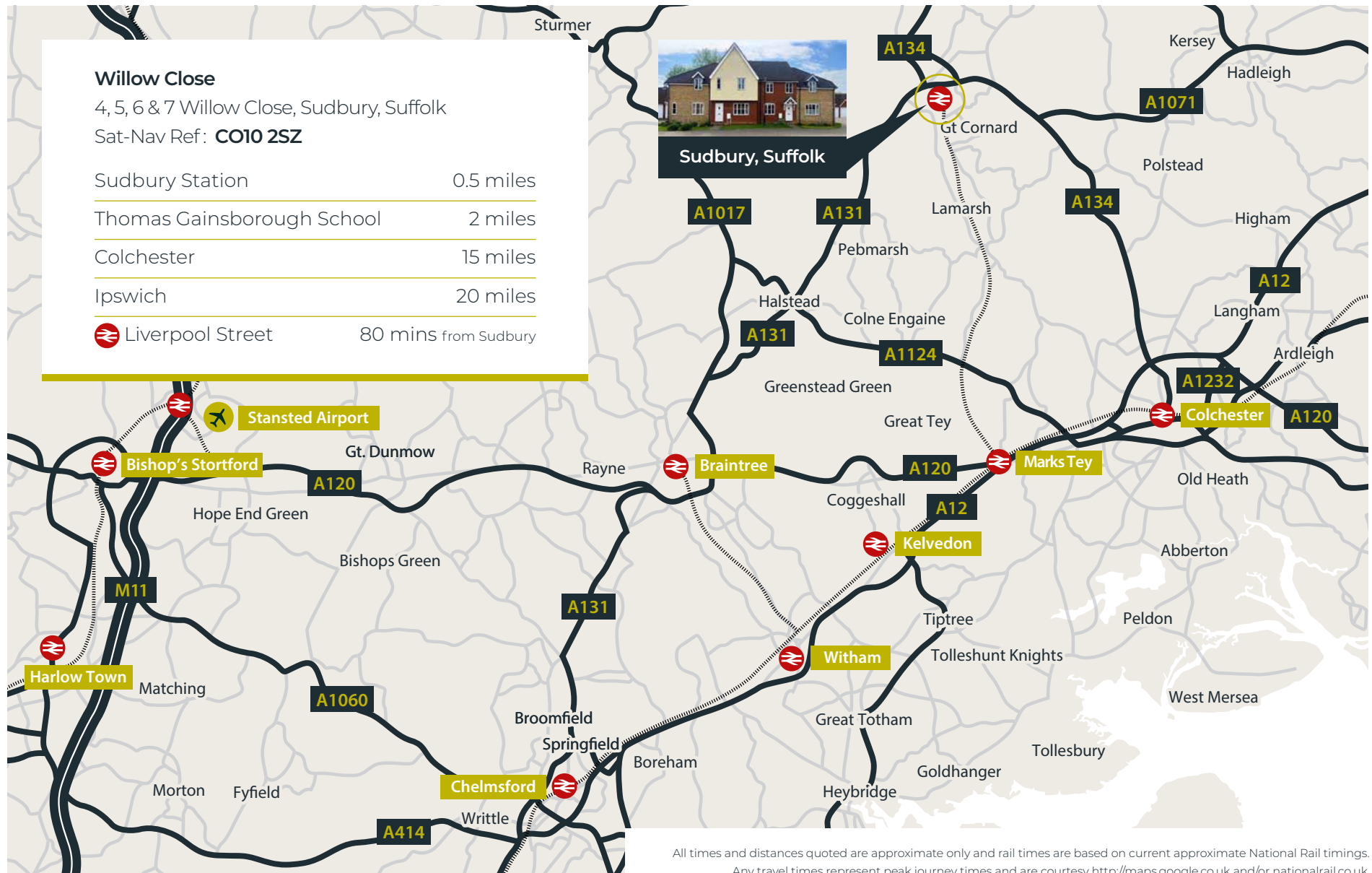
Colchester 15 miles

Ipswich 20 miles

 Liverpool Street 80 mins from Sudbury



Sudbury, Suffolk



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk

Description and Location

No.s 4, 5, 6 and 7 Willow Close, Sudbury, Suffolk, CO10 2SZ are an exciting opportunity to acquire a terrace of four, 3 bedroom, purpose-built houses, three let on Assured Shorthold Tenancies and one vacant. Close to the centre of Sudbury, each house with self-contained garden, garage and parking space, each benefiting from gas fired central heating.

The houses are built from cavity brick and block walls, No. 5 having a rendered first floor gable, all under pitched tiled roofs and benefiting from uPVC double glazed windows and doors, fascias and soffits.

Each house enjoys a secure gated rear garden and open plan areas to the front of each house.

Situated about 5/10 minutes walking distance from the Market Hill and the huge array of Town Centre facilities, Willow Close is found just off Meadow Lane approached from Station Road which in turn provides access to Friars Street and the Market Hill. A pedestrian path to the rear of all four houses provides a scenic walk to the Town Centre along the former railway line adjacent to the River Stour Meadows, a very picturesque backdrop.

Information

Services : Mains water, electricity, drainage and gas are connected to each property. Gas fired central heating to each property.

Tenure : No.s 4, 5 and 7 Willow Close are let on Assured Shorthold Tenancies No. 6 is vacant. The current rents passing are shown overleaf.

Energy Performance Certificates & EICR Certificates : Valid certificates exist for all four houses.

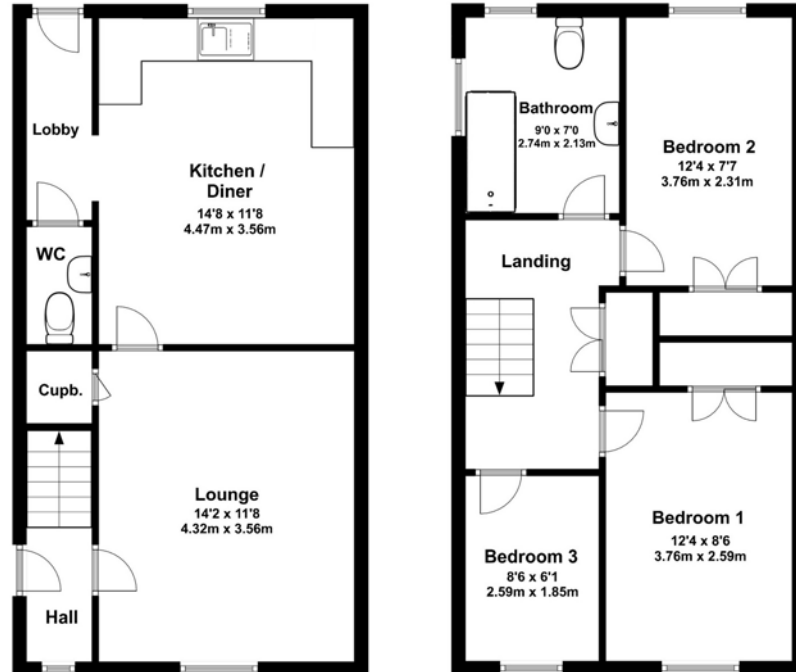
Domestic Landlord Gas Safety Certificate : Valid certificates exist or all four houses.

4 Willow Close, Sudbury

Total Approximate Floor Area : 883 SqFt (82 SqMt)

The current rent passing for this property is :

£815 pcm | Deposit £700



EPC Rating : D66

End of Terrace, Two Storey, Three Bedroom house

Externally a side gated entrance leads to a fully enclosed courtyard garden with personnel door to single garage having up and over door to front.

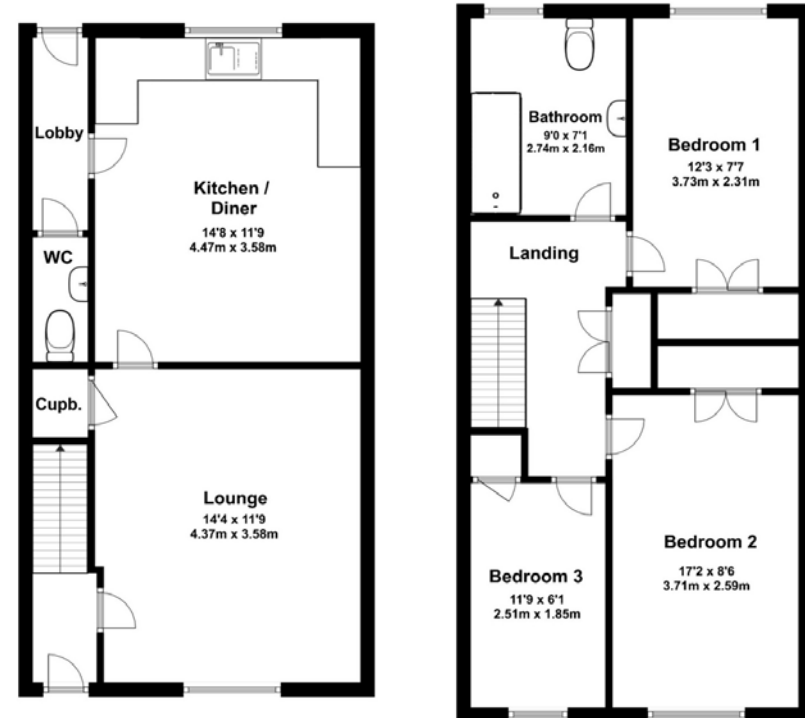
This floor plan is not to scale and is for Illustration purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness. Measurements are approximate and not to scale.

5 Willow Close, Sudbury

Total Approximate Floor Area : 951 SqFt (88 SqMt)

The current rent passing for this property is :

£1,100 pcm | Deposit £1,269



EPC Rating : C75

Mid Terrace, Two Storey, Three Bedroom house

Courtyard garden, terrace area, lawn, brick wall forming the rear boundary with a lockable steel gate providing pedestrian access to pedestrian path. Single garage with up and over door to front, located in a block of garages to the side of No. 7 Willow Close.

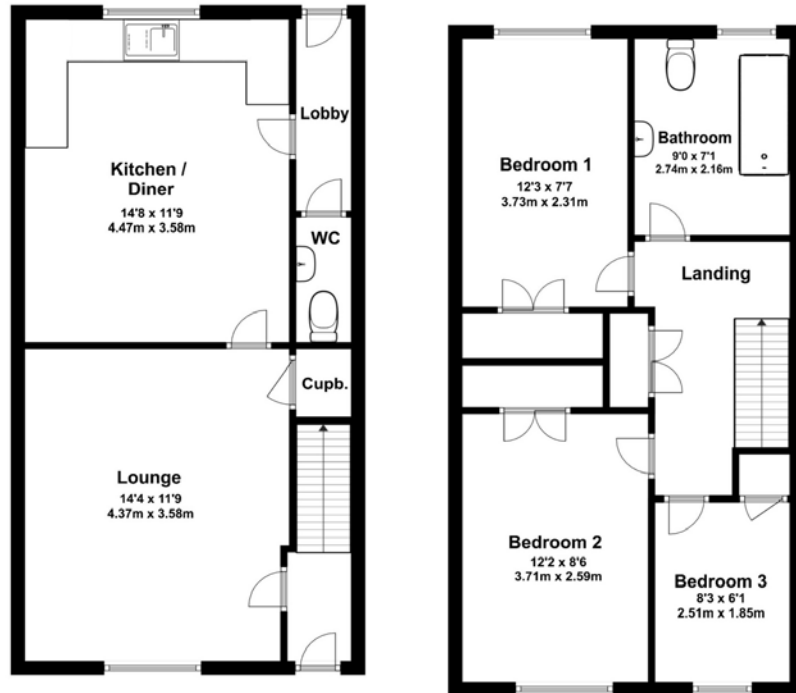
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6 Willow Close, Sudbury

Total Approximate Floor Area : 883 SqFt (82 SqMt)

This property is currently vacant. The estimated market rent is :

ERV £1,200 pcm



EPC Rating : C70

Mid Terrace, Two Storey, Three Bedroom house

Fully enclosed rear garden laid to lawn with brick wall forming the rear boundary with lockable steel gate leading to a pedestrian path. Single garage with up and over door to front, located in a block to the side of No. 7 Willow Close.

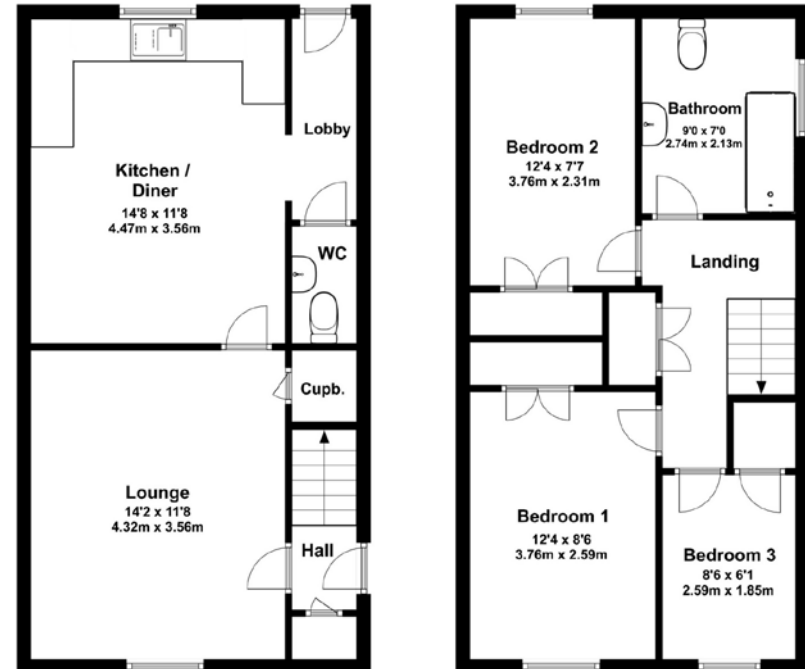
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7 Willow Close, Sudbury

Total Approximate Floor Area : 883 SqFt (82 SqMt)

The current rent passing for this property is :

£1,150 pcm | Deposit £1,326



EPC Rating : C70

End of Terrace, Two Storey, Three Bedroom house

A side gated entrance leads to a fully enclosed courtyard garden with personnel door to single garage having up and over door to front.

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No 6 Willow Close (Vacant)



No 6 Willow Close (Vacant)



Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Anti-Money Laundering. In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors. **R13135**

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