



Nursery Road, Sudbury, CO10

£230,000

None

Tenure: Freehold, **Bedrooms:** 3

HouseSimple are proud to present this lovely family home, nestled in the picturesque Suffolk countryside. With its modern interior and well-maintained garden, this property provides great living space for any family and is conveniently situated close to fantastic local schools and nur

Key features:

- Low maintenance garden
- Off road parking
- Centrally located
- Cul de sac
- Spacious living area

Extra info:

- **Property Age:** 54 years
- **Council Tax:** Band B (£1350.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking

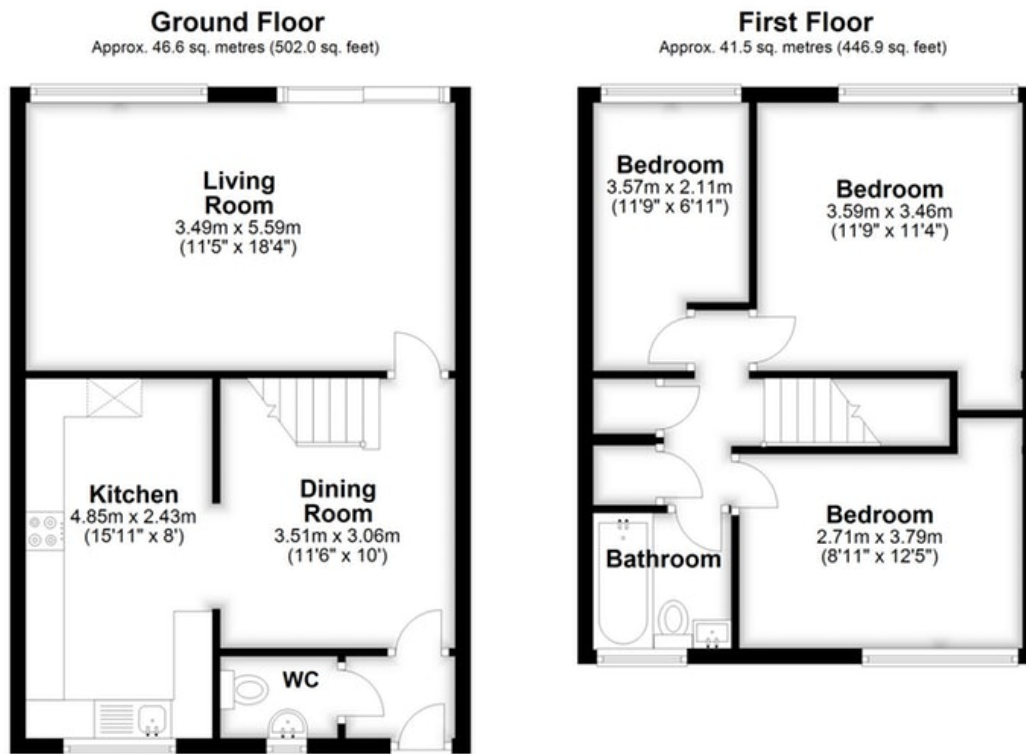


HouseSimple are proud to present this lovely family home, nestled in the picturesque Suffolk countryside. With its modern interior and well-maintained garden, this property provides great living space for any family and is conveniently situated close to fantastic local schools and nurseries such as Bright Horizons Day Nursery, Thomas Gainsborough School and Wells Hall Community Primary School.

Great Cornard is centrally located and is within easy walking distance from the market town of Sudbury, offering a wealth of local amenities, shops, bars, restaurants, a swimming pool and the local theatre. There are some fantastic villages to explore in the surrounding area, and some lovely countryside walks along the river and through the water meadows.

As well as easy access to both Bury St Edmunds and Colchester, Sudbury Town Station also offers great train links to London, Ipswich and Norwich.

Floor plan:



Total area: approx. 88.2 sq. metres (948.9 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

46, Nursery Road, Great Cornard, SUDBURY, CO10 0NJ

Dwelling type: Mid-terrace house	Reference number: 0264-2841-7158-9721-5555
Date of assessment: 29 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 May 2019	Total floor area: 90 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,860
Over 3 years you could save	£ 237

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 192 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 237 over 3 years </div>
Heating	£ 1,167 over 3 years	£ 1,191 over 3 years	
Hot Water	£ 402 over 3 years	£ 240 over 3 years	
Totals	£ 1,860	£ 1,623	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
74	87

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

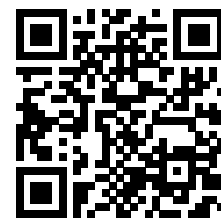
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£25	£ 87
2 Solar water heating	£4,000 - £6,000	£ 147
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 951

To receive advice on what measures you can take to reduce your energy bills, visit www.simplesenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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