

Summary

Located on a popular estate in Great Cornard the property benefits from TWO DOUBLE BEDROOMS and a family bathroom to the first floor. Well proportioned kitchen / diner, separate sitting room and WC to the ground floor. The property also boasts OFF ROAD PARKING and a well maintained rear garden.

Description

Approximate Room Sizes

ENTRANCE HALL Entrance door leads into entrance hall with door into kitchen/diner and stairs to first floor landing.

KITCHEN/DINER 12' 1" x 9' 9" (3.68m x 2.97m) Double glazed window to front aspect, door to sitting room, door to WC. Matching wall and base level units with inset sink and taps over, inset gas hob with extractor over, integral oven, space for white goods including dishwasher, washing machine and fridge/freezer.

WC Wash hand basin, low level wc.

SITTING ROOM 13' 1" x 12' (3.99m x 3.66m)

Double glazed patio doors to rear.

LANDING Doors off to bedrooms and bathroom.

BEDROOM 1 13' 2" x 8' 10" (4.01m x 2.69m)

Double glazed window to rear.

BEDROOM 2 13' 1" x 8' 5" (3.99m x 2.57m)

Double glazed window to rear, storage cupboard above staircase.

BATHROOM 6' 7" x 6' 4" (2.01m x 1.93m)

Paneled bath with shower attachment over, wash hand basin and low level wc.

OUTSIDE The rear garden commences with a paved patio area and path leading to rear access. The garden is enclosed by wood panel fencing and laid to artificial turf, a garden shed is to remain with a small decking area to the rear with flower borders surrounding.

The front of the property is paved and set aside for off road parking, the property benefits from allocated parking.

AGENTS NOTE Services charges are payable on this property for the upkeep of the estate.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Gas Heating, Water, Electric, Mains Drainage

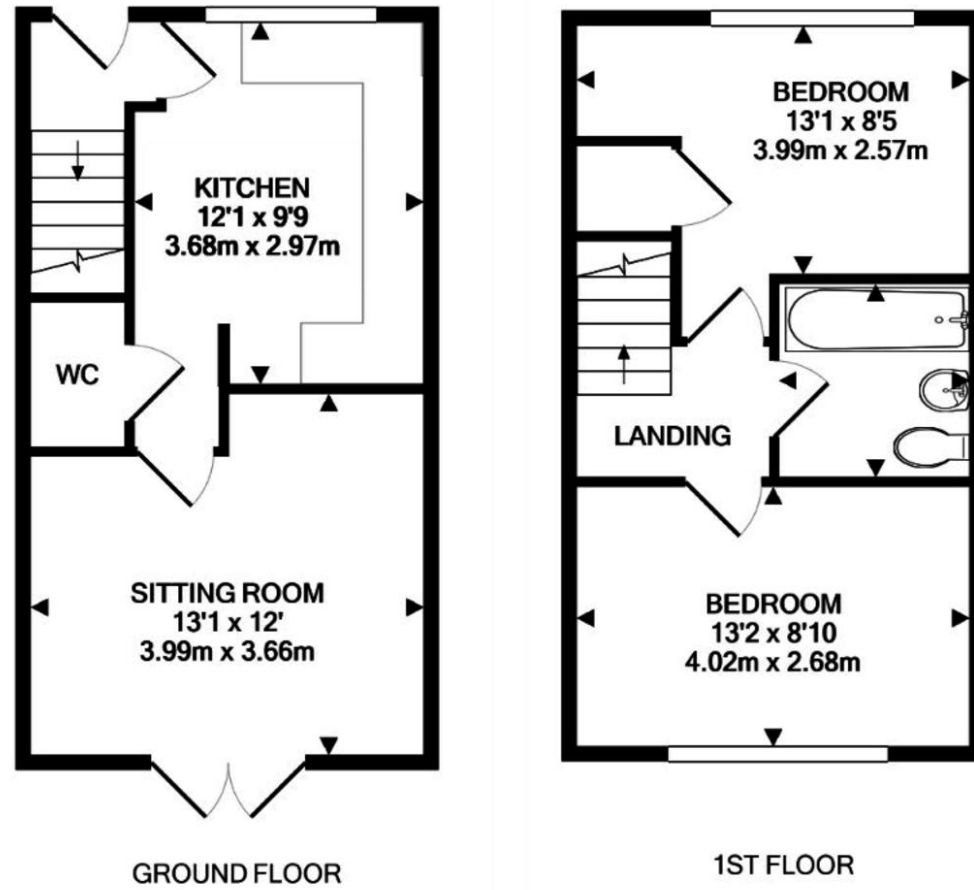
Post Code – CO10 0FP

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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If you would like to speak to one of our mortgage advisors call now – 01787 468400



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Energy Efficiency Rating	
Current	Potential
84	98
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

Great Cornard | Suffolk | CO10 0FP

£250,000

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- Two Double Bedrooms
- Kitchen/Diner
- Sitting Room
- Downstairs WC
- Family Bathroom
- Off Road Parking
- Well Maintained Rear Garden