



Perryfield | Great Cornard | CO10 0JL

£895 pcm

Available now is this deceptively spacious ground floor maisonette located in the popular area of Great Cornard. The property has recently under gone a degree of refurbishment and features a new kitchen and redecoration throughout. Benefits include large garden, gas central heating, two good sized bedrooms and a spacious living area.

- Available Now
- Two Double Bedrooms
- Large Garden
- Gas Central Heating
- Brand New Kitchen
- Redecorated throughout
- Ground Floor Accommodation

Approximate Room Sizes

ENTRANCE HALL Enter from the front door into hallway. Access to living room and kitchen. Small storage cupboard to the left.

LIVING ROOM 15' x 12' (4.57m x 3.66m)
Window to front aspect. Access to internal hallway.

KITCHEN 8' 9" x 8' 6" (2.67m x 2.59m) Window to side aspect. Matching base and wall mounted units. Space for fridge freezer, cooker and for a washing machine.

BEDROOM ONE 14' 9" x 9' 0" (4.5m x 2.74m)
Window to rear aspect. Radiator.

BEDROOM TWO 12' x 8' 9" (3.66m x 2.67m)
Window to rear aspect. Radiator.

BATHROOM White suite comprising, low level flush WC, basin and bath with mixer shower over and window to side.

Agents Note (All fees are inclusive of VAT)

- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – Babergh District Council

Council Tax Band – A

Post Code – CO10 0JL

Please Note – the landlord will attend the property to maintain the garden every 2-3 weeks.



TOTAL FLOOR AREA: 624 sq. ft. (58.0 sq. m.) approx.
*Please note: whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Contact Details

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	74
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	