



Mallard Way | Great Cornard | CO10 0YL

A one-bedroom quarter house is available this November! The property benefits from a large living/dining room, double bedroom with built-in wardrobes and off-road parking. Call now to secure a viewing.

£695 pcm

- Available November
- Double Bedroom
- Off-Road Parking
- Garden



PORCH Enter from front door. Window to front aspect. Small space for storage of coats and shoes. Door into living room.

LIVING ROOM 13' 51" x 9' 07" (5.26m x 2.92m) Window to side aspect. Stairs to first floor. Opening to kitchen.

KITCHEN 9.93' x 6.20' (2.74m x 1.83m) Range of matching base and wall units with worksurface over. Free standing oven with hob. Space under the counter for washing machine and fridge/freezer. Stainless steel sink. Window to front aspect.

LANDING Access to bath and bedroom.

BEDROOM 13' 54" x 8.24' (5.33m x 2.44m) Double bedroom. Built-in wardrobes and cupboard housing water tank. Window to front aspect.

BATHROOM 0' 0" x 0' 0" Paneled bath with shower over, shower screen. Pedestal sink and WC. Window to front aspect.

OUTSIDE The property benefits from a garden laid to lawn. Allocated off-road parking for one

Local Authority – Babergh District Council Council Tax Band – A Post Code – CO10 0YL

> GROUND FLOOR 303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR 282 sq.ft. (26.2 sq.m.) approx



TOTAL FLOOR AREA: 586 sq.ft. (54.4 sq.m.) approx.

White every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, command any other them are appearance and no responsibility is taken for any ensur onision or mis-statement. This plan is for illustrative purposes only and should be used as such by sign prospective purchase. The services, sometime and updates after all should be received and no guarantees.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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





