



Mallard Way | Great Cornard | CO10 0YL

£695 pcm

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.

- 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 work surface over. Free standing oven with hob. Space under the counter for washing machine and fridge/freezer. Stainless steel sink. Window to front aspect.

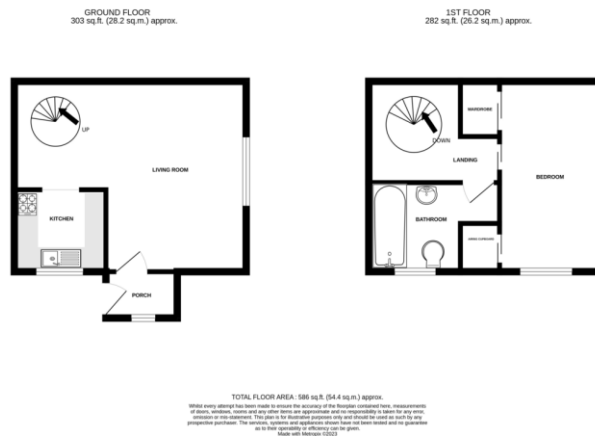
**LANDING** Access to bath and bedroom.

**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



## Contact Details

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Agents 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

