



## Jacobs Close | Great Cornard | CO10 0HZ

Situated in a popular area in Great Cornard is this immaculately presented two bedroom first floor apartment. Benefits include allocated off-road parking for one vehicle, large living room with a Juliette Balcony, two double bedrooms and an ensuite shower room. Call now to secure a viewing!

£850 pcm

- Available June
- First Floor Apartment
- Allocated Parking
- Two Double Bedrooms
- Ensuite to Master
- Popular Location
-

## Approximate Room Sizes

Situated in a popular area in Great Cornard is this immaculately presented two-bedroom first floor apartment. Benefits include allocated off-road parking for one vehicle, large living room with a Juliette Balcony, two double bedrooms and an ensuite shower room.

**ENTRANCE HALL** Enter from the front door into entrance hallway. Access to all rooms and a small storage cupboard.

**KITCHEN** 9' 1" x 7' 1" (2.77m x 2.18m) Comprises of matching wall and base units with complimentary work surface over. Integrated oven and hob with space under the counter for washing machine and/or dishwasher. Additional space for fridge freezer. Sink and drainer with mixer tap over. Window to rear aspect.

**LIVING ROOM** 12' 5" x 9' 2" (3.8m x 2.8m) Wallpapered feature wall and remaining walls neutral. Juliette balcony with double doors and window to front aspect.

**MASTER BEDROOM** 10' 7" x 8' 10" (3.23m x 2.7m) Window to rear aspect. Double doors to storage cupboard and door to ensuite.

**ENSUITE** White suite comprising of shower cubicle, wash basin and WC.

**BEDROOM TWO** 10' 4" x 8' 2" (3.15m x 2.5m) Window to front aspect with radiator beneath.

**BATHROOM** 7' 1" x 3' 10" (2.18m x 1.17m) White suite comprising of bath, wash basin and WC.

**OUTSIDE** To the rear of the property, there is one allocated parking space.

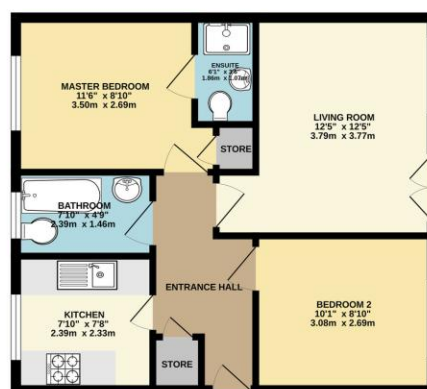
### Agents Note *(All fees are inclusive of VAT)*

- 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority – Babergh District Council  
Council Tax Band – B  
Post Code – CO10 0HZ

GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq.ft. (47.2 sq.m.) approx.  
When using this plan, please note that the dimensions of the rooms are approximate and are for general guidance only. The actual dimensions of the rooms may vary slightly from those shown on this plan. We do not warrant the accuracy of these dimensions.



## Contact Details

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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 and 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

