

Description

Approximate Room Sizes

THE PROPERTY As you enter through the front door the staircase rises to the first floor landing which provides access to a loft space and a convenient storage cupboard. Radiators throughout the property ensure a comfortable atmosphere, and doors lead seamlessly to all rooms.

The kitchen has a double glazed window to the front, allowing natural light to flood the space. The well-appointed fitted kitchen features a range of matching wall and base units set over areas of sleek work surfaces. Equipped with a stainless steel sink and drainer unit, integral oven, hob, and extractor. Ample space for appliances enhances the practicality of this space.

Moving on to the lounge, a double glazed window to the rear fills the room with light and is a perfect space for relaxation and entertainment.

The two bedrooms are well-proportioned and adorned with double glazed windows. With the master bedroom having the window to the

rear and second bedroom with a window to the front.

The shower room is a modern room featuring a low-level WC, vanity wash hand basin, and a spacious shower cubicle, a heated towel rail and extractor fan.

Step outside into the rear garden, predominantly laid to lawn with a small patio area at its rear. Enclosed by fencing. Completing this property is a garage located in a block to the side, with parking available in front.

THE LOCATION Great Cornard boasts a host of essential amenities, including a doctor's surgery, both primary and secondary schools, a variety of shops and pubs. It provides residents with convenient access to everyday necessities.

Sudbury, a vibrant market town, is within easy reach. It features a bustling market square and is enveloped by the picturesque Suffolk countryside. In Sudbury, you'll discover an extensive array of amenities, such as diverse shops, sports facilities, churches, restaurants, and traditional pubs.

The village's proximity to Sudbury is not only convenient for shopping and entertainment but also for transportation. Sudbury boasts a branch line train station with connections, including those at Marks Tey, offering train services to London's Liverpool Street. This makes Great Cornard an attractive choice for commuters and those seeking easy access to the capital.

Great Cornard combines the charm of village life with the accessibility of a thriving market town, making it an ideal location for a wide range of residents, from families to commuters.

AGENTS NOTE

Tenure - Leasehold

Lease Length - 53 years remaining

Service Charge - We understand no service charge is payable

Ground Rent - £18.75 paid twice annually

Services - Gas Central Heating, Mains Water & Drainage

Council Tax - Band A

EPC - D (62)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Freehold

Services – Mains Drainage, Water, Electric, Gas Central Heating

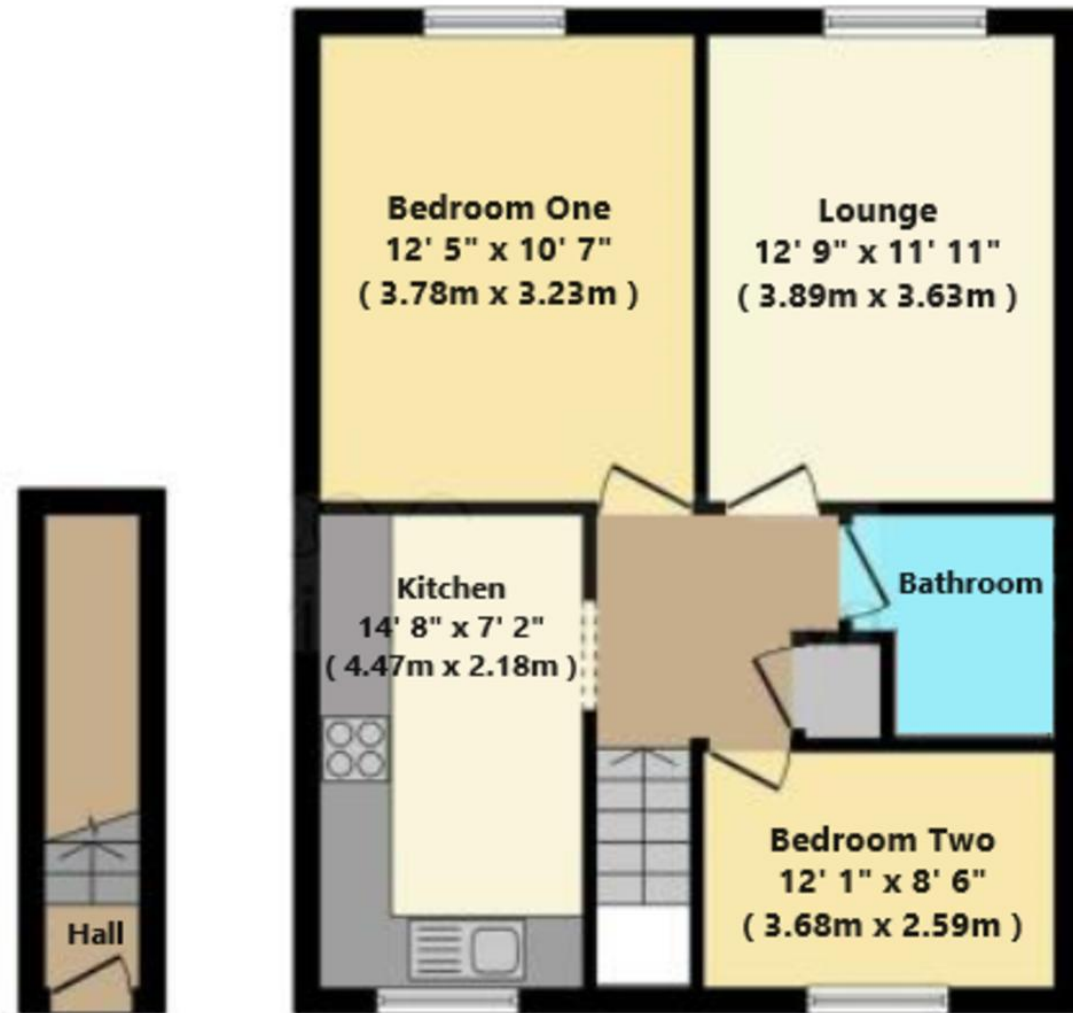
Post Code – CO10 0NB

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

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 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

De Greys Close | Great Cornard | CO10 0NB

A two bedroom maisonette in the village of Great Cornard, boasting a private rear garden, garage & parking. Internally the property benefits from a good size sitting / dining room, a modern shower room and sitting room. Short walk to amenities including primary & secondary schools, Co-Ops, leisure centre and doctors surgery.

Guide Price £140,000

- Two Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Modern Shower Room
- Private Garden
- Garage & Parking
- Walking Distance To Co-Ops & Leisure Centre