



19 CORNERTH CRESCENT

Sudbury, CO10 0DL

£240,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Two Bedrooms
- First Floor Bathroom
- Lounge/Diner with Gas Fired Coal Effect Fireplace
- Kitchen
- Double Glazed and Gas Heating
- Ample Off Street Parking with a Large Gravel Frontage
- Good Sized Rear Garden
- Offered Chain Free





Property Description

THE PROPERTY & LOCATION

Perfect for those looking to step on to the property market or enjoy a peaceful retirement. This deceptively well-proportioned semi-detached house is not to be missed.

Boasting a generous front and rear garden, allocated off road parking for two cars with more available on the shingle if required a full width lounge/diner the property is within walking distance to the Great Cornard amenities.

Situated in the heart of Great Cornard this property is within walking distance to the Doctor's Surgery, bus stop, Poplar shop's, take away and Co-op.

A short drive leads to Sudbury Town Centre or the local

school's. This well-presented residence is deceptively spacious, with a pleasant flow of naturally light. To the front of the property is off road parking for one car on a tarmac drive in an allocated space, the path leads down the side of the shingle front garden to the front door or the side gate that takes you to the back garden.

Mainly laid to lawn the garden is bordered with panel fencing alongside landscaped flower beds, shed, rear potting area and patio. The ground floor consists of: a front aspect kitchen, entrance hallway, and lounge/diner that spans the width of the property with two sets of double glazed doors and window to the garden. Ideal for easy maintenance the ground floor is mainly laid in oak flooring, in accompaniment is double glazing and a feature gas fireplace to the lounge.

Carpet stairs rise to the first floor and provide access to the loft and all accommodation. The master bedroom is an enviable room enjoying the full depth of the property and benefits a dual aspect. Additionally the second bedroom is a double room with a built-in wardrobe with a window to the rear and radiator heating.

Lastly the family bathroom is a clean three piece suite including a shower over the bath, window to the side and linoleum flooring.

ENTRANCE HALL

LOUNGE/DINER

21' 11" x 10' 0" (6.70m x 3.05m)

KITCHEN

11' 9" x 7' 10" (3.60m x 2.39m)

FIRST FLOOR

LANDING

BEDROOM 1

16' 11" x 9' 9" (5.16m x 2.99m)

Max dimensions

BEDROOM 2

11' 6" x 10' 8" (3.52m x 3.26m)

BATHROOM

PROPERTY INFORMATION

Freehold

Gas Central Heating

Council Tax Band B

EPC - Awaiting (ordered)



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

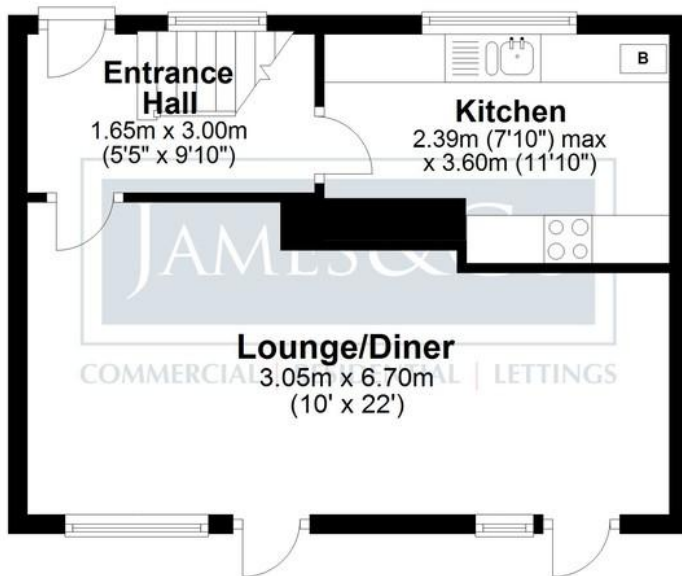
LOCAL AUTHORITY

Babergh District Council

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

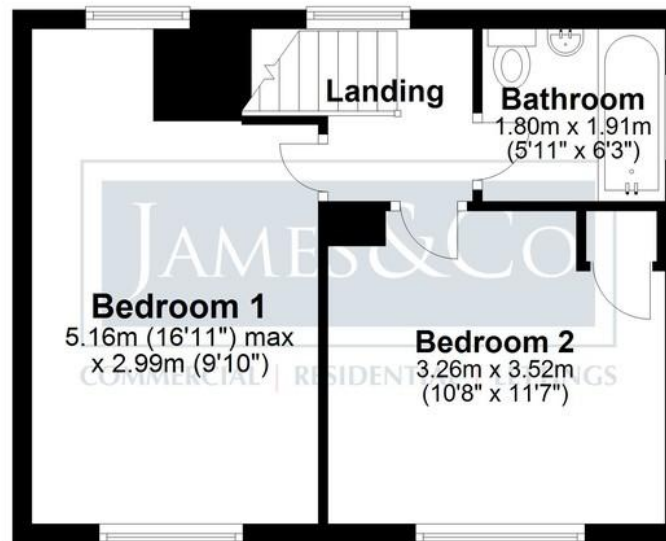
Ground Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 67.4 sq. metres (725.5 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.



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