

Description

Approximate Room Sizes

THE PROPERTY Located in the desirable area of Great Cornard, this semi-detached home is available for sale with no onward chain. While the property requires modernisation, it presents an excellent opportunity to create a wonderful family home close to schools and local amenities.

The property overlooks a picturesque greensward and includes a garage situated in a separate block. On the ground floor, the entrance hall features stairs to the first floor and doors leading to the living room, which offers views of the greensward and houses the gas back boiler.

The kitchen/breakfast room, located at the rear of the house, includes an under-stairs storage cupboard and a door leading to the garden. It is fitted with base and wall units on two sides, an integrated stainless steel sink and drainer, and connections for a washing machine, dishwasher, and gas range cooker.

Upstairs, there are three generously sized bedrooms and a family bathroom equipped with a panel-enclosed bath, washbasin, WC, and a

wall-mounted heated towel rail. The landing features an airing cupboard and provides access to the loft.

Externally, a path leads to the walled front garden and main entrance, with gated side access to the rear garden. The low-maintenance back garden is paved and includes a garden shed, accessible from the kitchen/breakfast room.

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 Council & Council Tax Band – Band B - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Superfast broadband with downloads speeds of up to 80 Mbps and upload speeds of up to 20 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely outdoor with EE, Three, O2 & Vodafone. (Ofcom data)

LOUNGE 13' 6" x 12' 1" (4.11m x 3.68m)

KITCHEN 17' 10" x 9' 10" (5.44m x 3m)

BEDROOM ONE 11' 1" x 10' 1" (3.38m x 3.07m)

BEDROOM TWO 12' 5" x 9' 8" (3.78m x 2.95m)

BEDROOM THREE 8' 6" x 7' 9" (2.59m x 2.36m)

BATHROOM 7' 5" x 5' 6" (2.26m x 1.68m)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

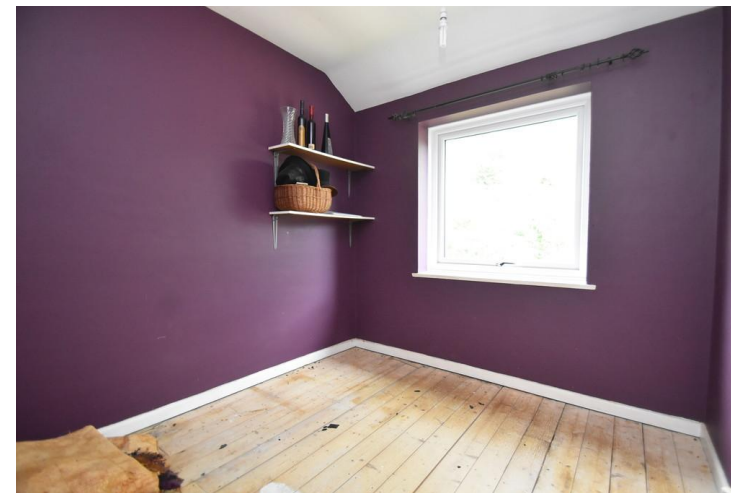
Tenure – Freehold

Post Code – CO10 0NJ

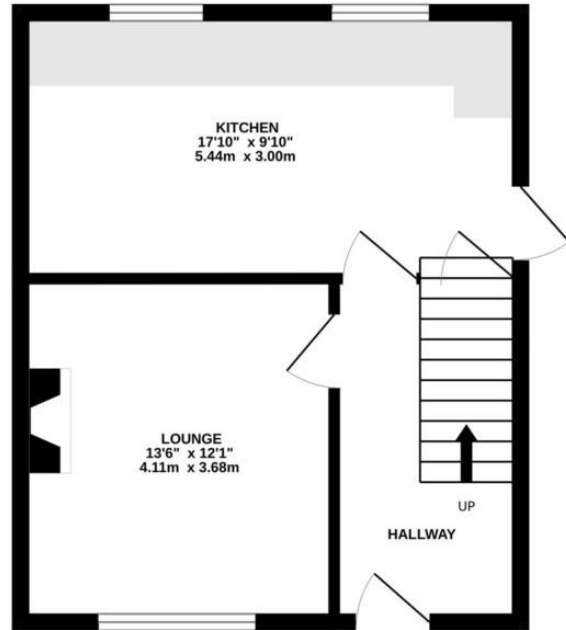
Viewings by appointment

Bychoice Estate Agents

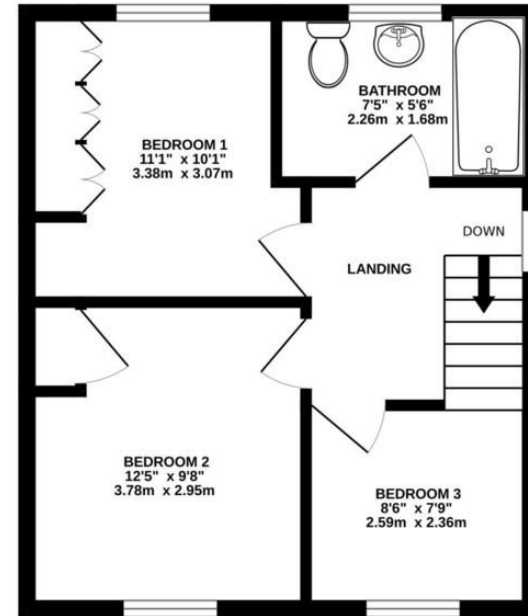
Tel: 01787 468400



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	80 C
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

Nursery Road | Great Cornard | CO10 0NJ

£240,000

A three bedroom semi-detached home located within walking distance of primary & secondary schools, leisure centre, doctors surgery, co-ops & public transport links. Boasting a sitting room, large kitchen/diner, first floor bathroom, private garden, garage & parking. NO ONWARD CHAIN.

- Three Bedrooms
- Views Of Greensward To Front
- Short Walk To Primary & Secondary Schools
- Close To Doctors Surgery, Leisure Centre & Co-Ops
- Public Transport Links, Pubs & Takeaways Nearby
- Sitting Room & Large Kitchen/Diner
- Garage En Block & Parking