

£95,000

Mallard Way, Great Cornard



THE PROPERTY

This one-bedroom apartment presents an excellent opportunity for first-time buyers or investors. You are welcomed by an entrance porch with a handy storage cupboard, leading into a bright and airy living room, enjoying natural light from a front-facing window.

The open-plan kitchen, accessed via a walkway, features an inset sink, good worktop space and useful cabinet storage. The bedroom is well-proportioned with a generous window, creating a light and inviting atmosphere.

Conveniently situated next to the bedroom, the bathroom includes a pedestal sink, bath with shower overhead, and toilet.

Further benefits include a generous front garden and an allocated parking space, making this a practical and appealing home.

THE LOCATION

Great Cornard is a sought-after village located just a short drive from Sudbury. It offers a range of essential amenities, including a doctor's surgery, both primary and secondary schools, and a selection of shops and pubs — ideal for everyday needs.

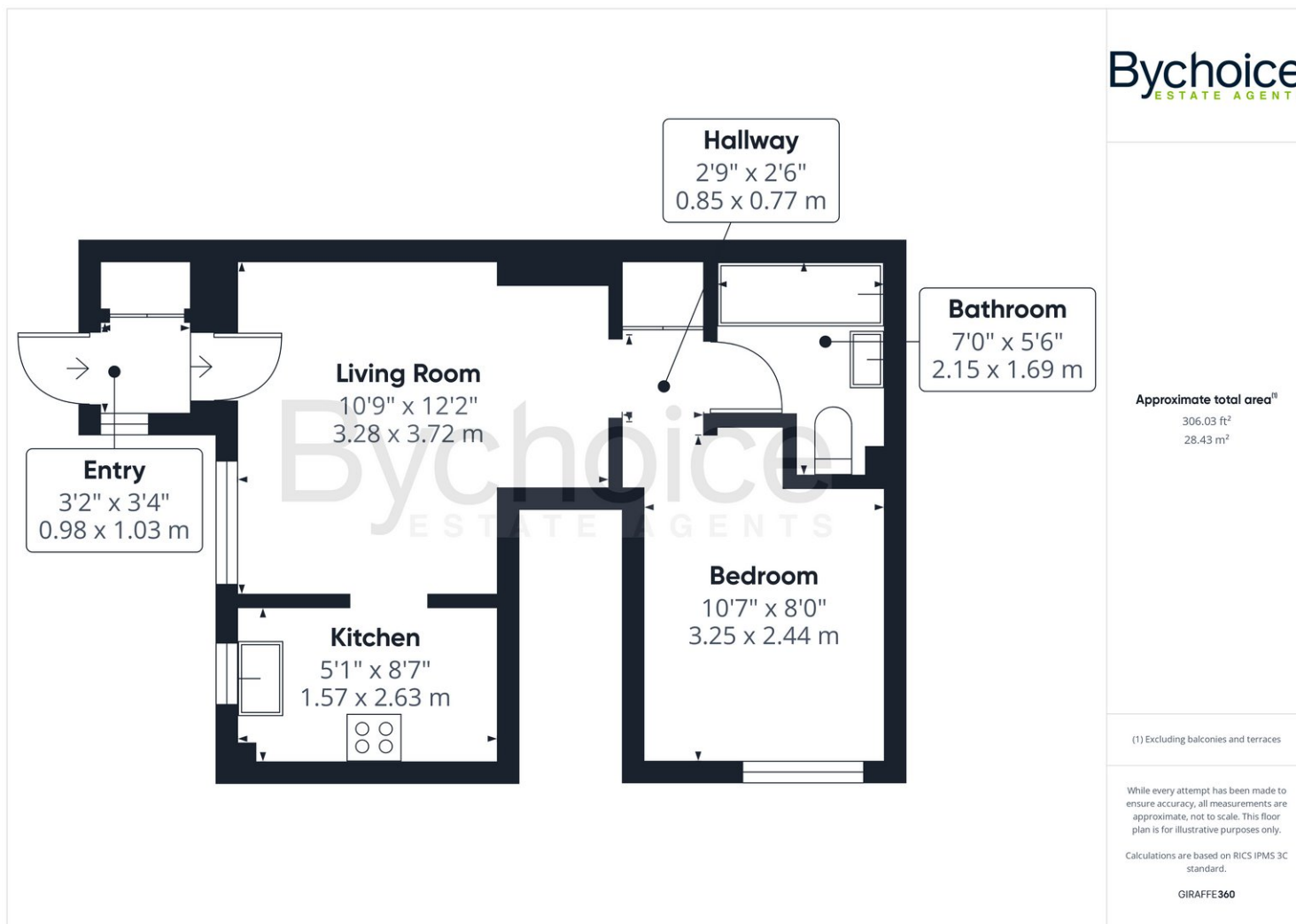
Sudbury, a vibrant market town nearby, boasts a bustling market square surrounded by the picturesque Suffolk countryside. Here you'll find a wider range of amenities including shops, restaurants, sports facilities, traditional pubs, and churches.

Transport links are excellent, with Sudbury's branch line station offering connections at Marks Tey to London Liverpool Street, making Great Cornard a popular choice for commuters.

Offering the charm of village life combined with easy access to a thriving town, Great Cornard is a fantastic location for a variety of residents, from families to professionals.







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

Tenure – Leasehold

Lease Length – 56 Years remaining

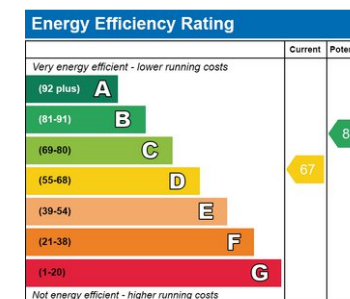
Ground Rent – £36 per annum, however the freeholder has not requested this payment for two years

Broadband – Ultrafast broadband with downloads speeds of up to 40 Mbps and upload speeds of up to 70 Mbps (Ofcom data)

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

Utilities – Mains Water, Mains Electric, Mains Drainage, Electric Heating

Property Construction – Standard Brick Construction



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS