

£180,000

Melso Close, Great Cornard







## THE PROPERTY

This two-bedroom property, offered with no onward chain, is accessed via a private entrance with stairs leading to the main living space.

The sitting/dining room is set to the rear, enjoying a bright outlook and creating a welcoming area to relax or entertain. An opening leads into the kitchen, which offers worktop and storage space along with integrated appliances including oven, hob, extractor and inset sink.

There are two well-proportioned bedrooms, both served by a family bathroom fitted with bath and shower over, pedestal sink and WC.

Outside, the property benefits from access to a shared garden and one allocated parking space.

## THE LOCATION

Great Cornard offers a range of everyday amenities, including a doctor's surgery, schools, shops and pubs, all within easy reach.

Nearby Sudbury is a bustling market town surrounded by picturesque Suffolk countryside. It provides a wide variety of facilities including shops, restaurants, pubs, churches and sports amenities, alongside a lively market square.

For commuters, Sudbury's branch line station connects at Marks Tey for onward services to London Liverpool Street, making Great Cornard a practical location for those travelling into the capital.

Combining village charm with the convenience of a thriving town close by, Great Cornard is an appealing choice for families, professionals and commuters alike.





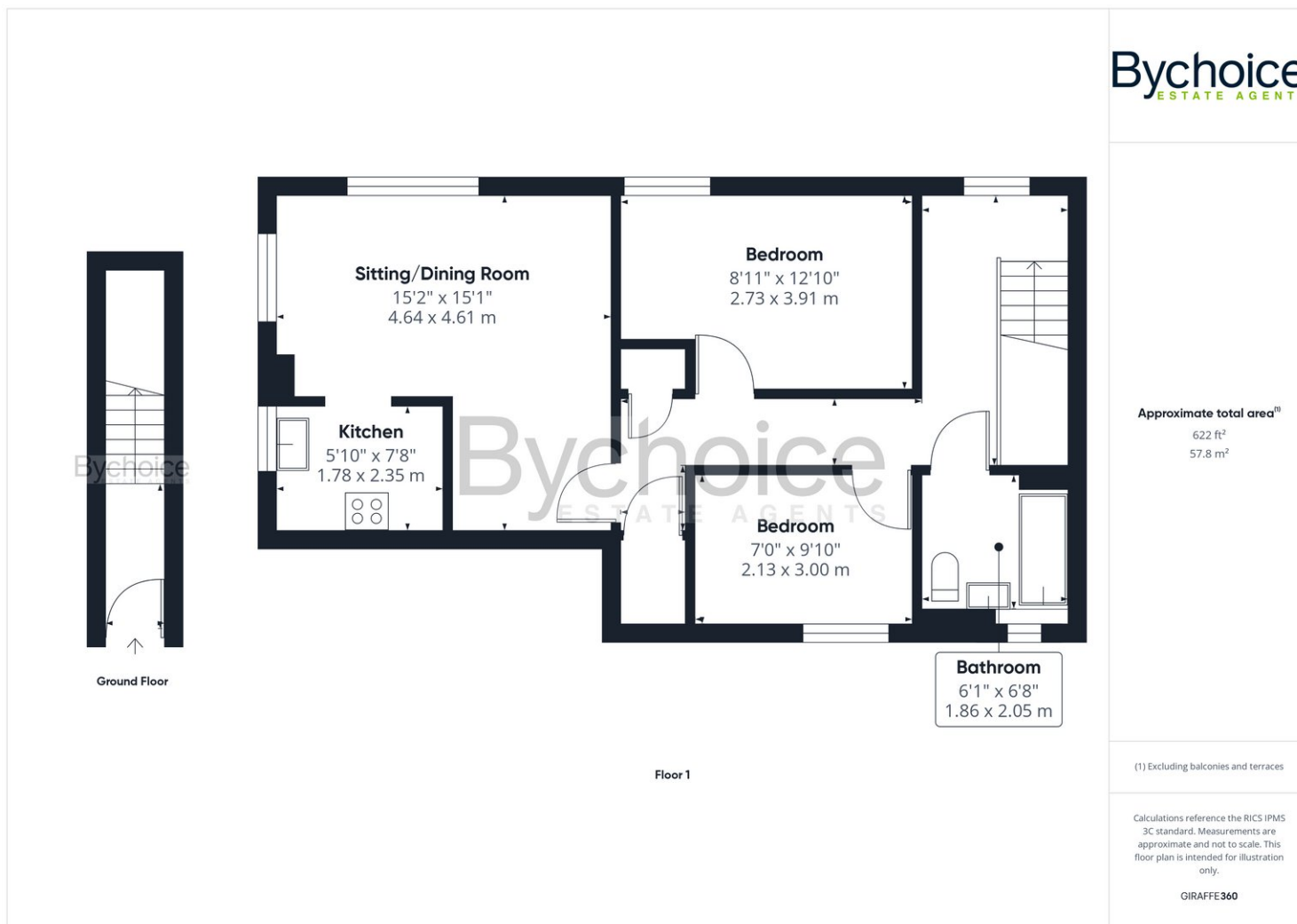












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Council & Council Tax Band – Band B - Babergh District Council

Tenure – Leasehold

Lease Length – 980 Years Left On Lease

Service Charge – £375 Per Annum

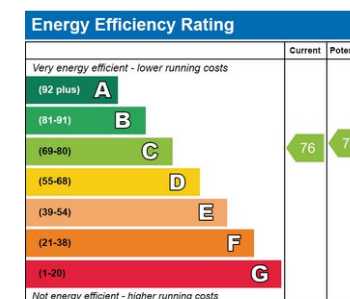
Broadband – Ultrafast broadband with downloads speeds of up to 1800 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

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

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

Property Construction – Brick Construction

Rights and Restrictions – Shared Garden



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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.

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