



£180,000

Taylor Court, Great Cornard



THE PROPERTY

This well-presented home is offered with no onward chain and features a practical layout suited to modern living. The entrance hall provides access to all main rooms, creating an easy flow throughout.

At the rear, the open-plan kitchen and living area enjoys excellent natural light from multiple windows and a Juliet balcony. The kitchen includes fitted units offering good preparation space and storage, plus integrated appliances such as an oven, hob, extractor and inset sink.

Both bedrooms are light and welcoming, with the main bedroom also benefitting from a Juliet balcony. The bathroom is fitted with a bath and shower over, toilet and pedestal sink. The property also comes with one allocated parking space.

THE LOCATION

Great Cornard offers a wide range of everyday amenities including a doctor's surgery, primary and secondary schools, shops and pubs. It provides residents with convenient access to essentials while maintaining a friendly village feel.

Nearby Sudbury is a thriving market town surrounded by beautiful Suffolk countryside. It offers extensive facilities including shops, sports venues, churches, restaurants and traditional pubs, along with a lively market square.

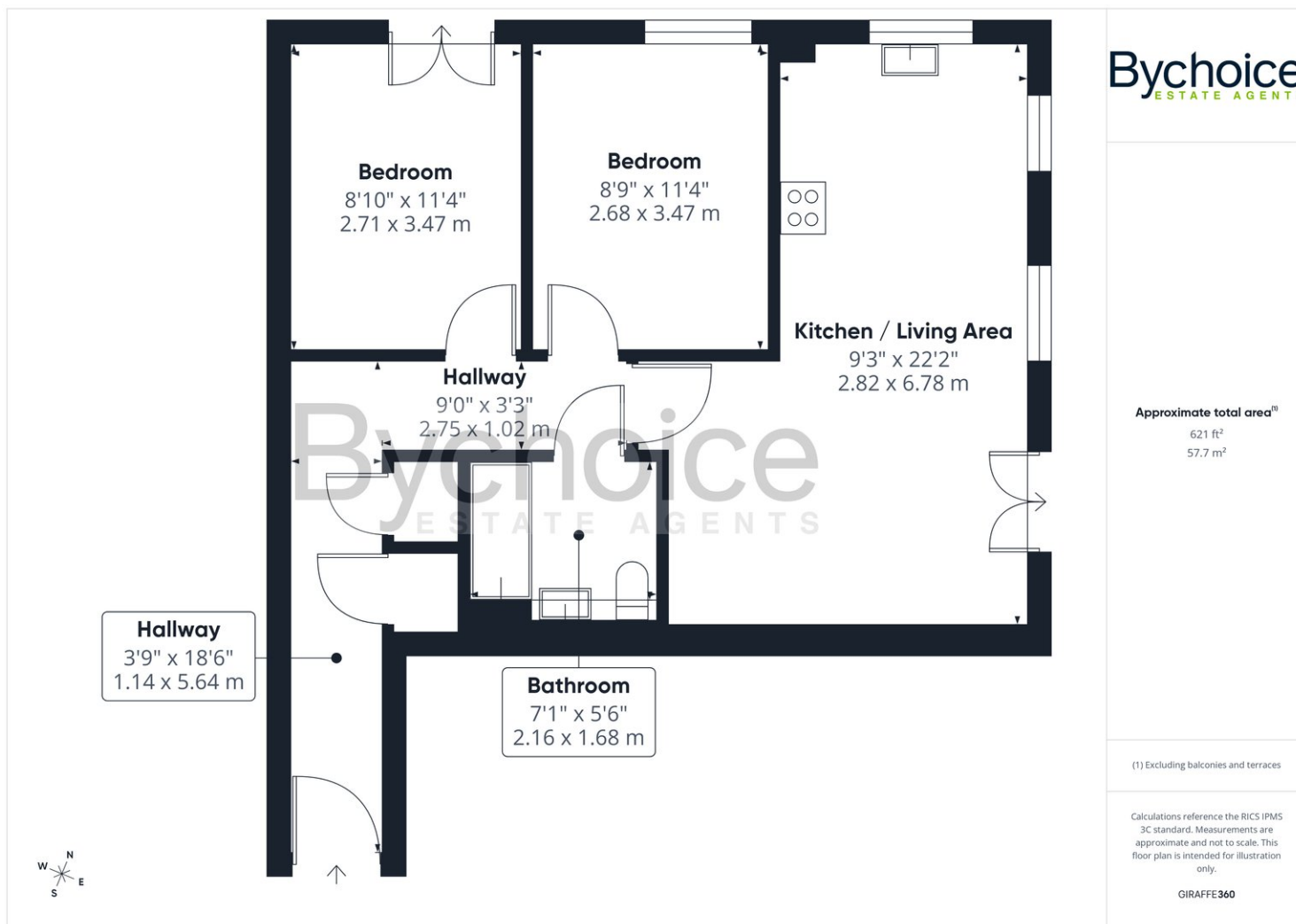
Sudbury's branch line station provides connections at Marks Tey for onward travel to London Liverpool Street and is around a 15-minute walk from Bakers Court, making this an appealing location for commuters.

Great Cornard combines village charm with excellent access to a bustling town, making it an ideal choice for families, first-time buyers and those needing straightforward links to the capital.









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

Tenure – Leasehold - Shared Ownership - 75%

Lease Length – 125 Years Remaining

Service Charge – TBC

Ground Rent – TBC

Broadband – Superfast broadband with downloads speeds of up to 70 Mbps and upload speeds of up to 18 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 – Brick Construction

Rights and Restrictions – Pets Allowed

Accessibility and Adaptations – No Lift

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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