

## Description

Approximate Room Sizes

**THE PROPERTY** Upon entering the building, you are greeted by a well-maintained lobby, accessible via the communal hallway, featuring a telephone entry system for added security. As you step inside the property, you are welcomed by a spacious hallway boasting a radiator and a convenient storage cupboard, ideal for stowing away belongings.

The kitchen, bathed in natural light from the double glazed window to the front, is equipped with a range of base and wall units, complemented by roll edge work surfaces housing an inset single bowl and drainer sink unit. Integrated appliances including a hob, cooker, and extractor enhance functionality, while there is ample space for additional appliances. The wall-mounted gas fired boiler ensures efficient heating throughout.

The generously sized lounge diner offers a comfortable space for relaxation and entertainment, illuminated by two double

glazed windows to the front. Two radiators provide warmth during colder months.

The property comprises two inviting bedrooms. Bedroom 1 features a double glazed window overlooking the communal gardens, creating a tranquil ambiance, while Bedroom 2 benefits from a double glazed window to the rear. Both bedrooms are equipped with radiators for added comfort.

Completing the accommodation is the well-appointed bathroom, featuring a double glazed window to the rear and a white suite comprising a close coupled WC, pedestal wash hand basin, and a panelled bath with shower over. Part tiled walls and a tiled floor add a touch of sophistication to the space.

Outside, the property benefits from allocated parking for one car, providing convenience for residents.

**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

Lease Length - 131 years remaining

Service Charge - TBC

Ground Rent - TBC

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Leasehold

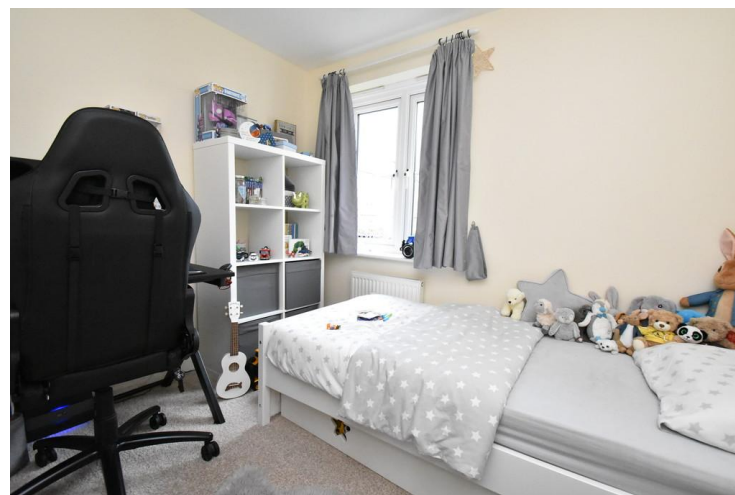
Services – Gas Central Heating, Electric, Water & Mains Drainage

Post Code – CO10 0HZ

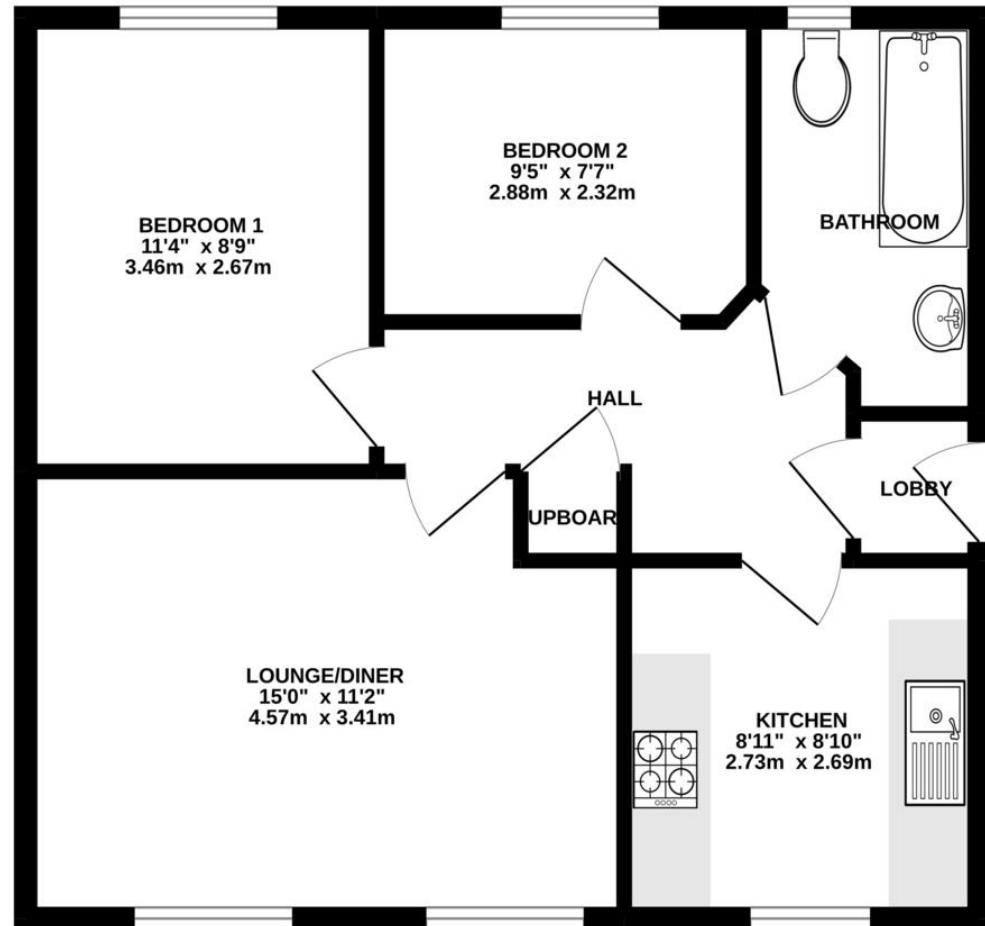
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 sq.m.) approx.  
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.  
Made with Metropix ©2022



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	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

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

### Jacobs Close | Great Cornard | CO10 0HZ

£165,000

A two bedroom ground floor apartment situated in a highly sought after location in Great Cornard. The property benefits from a fitted kitchen, good size sitting/dining room, bathroom, communal garden and an allocated parking space. Short walk to two co-op's, doctors surgery, schools and transport links.

- Ground Floor Apartment
- Two Bedrooms
- Fitted Kitchen
- Sitting/Dining Room
- Bathroom
- Allocated Parking
- Communal Garden