

£125,000

Jacobs Close, Great Cornard, Suffolk





## THE PROPERTY

This well-presented flat begins with a tidy communal lobby, accessed via a secure telephone entry system. Inside, the hallway leads to all rooms, including a functional kitchen fitted with essential units and integrated appliances such as an oven, hob, extractor, and inset sink, with space for white goods and a rear-facing window allowing natural light.

The living room provides a comfortable area for daily use, while the bedroom is generously sized and also enjoys natural light from a rear-facing window. The bathroom includes a bath with overhead shower, inset sink, and WC, all set in a practical layout. Additional storage is available via a hallway cupboard.

Externally, residents benefit from a communal garden and one allocated parking space.

## THE LOCATION

Situated in the heart of Great Cornard, the property is close to key amenities including a doctor's surgery, schools, shops, and local pubs. The area offers a balanced lifestyle with both convenience and community.

Nearby Sudbury is a lively market town surrounded by scenic Suffolk countryside. It hosts a variety of shops, eateries, sports facilities, and a popular market square. Sudbury's branch line station connects to London Liverpool Street via Marks Tey, making it a great spot for commuters.

Combining the charm of village life with excellent transport links and local amenities, Great Cornard is a desirable choice for a range of buyers, from first-time purchasers to commuters.





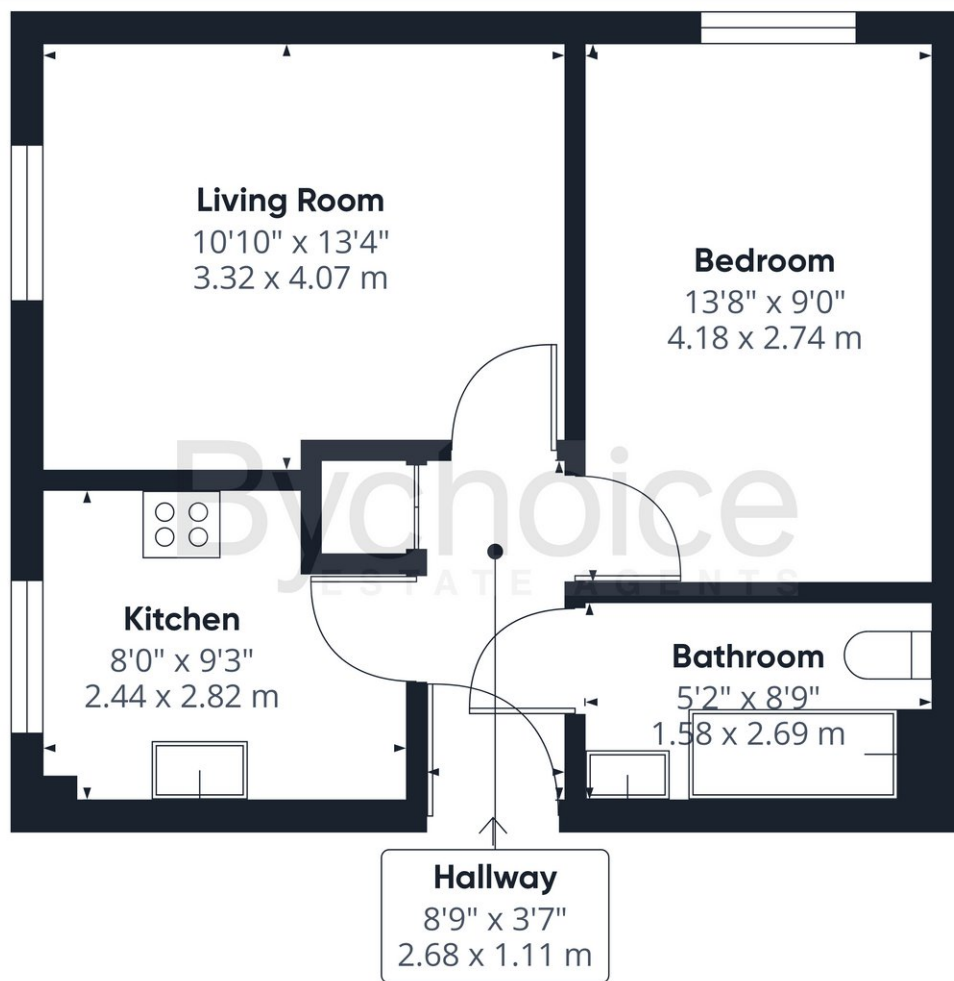












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Approximate total area<sup>(1)</sup>  
422.69 ft<sup>2</sup>  
39.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

Tenure – Leasehold

Lease Length – Started in 2005, 130 years left

Service Charge – £1273 per annum

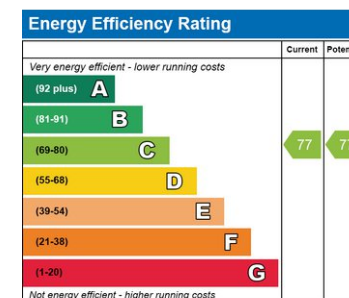
Ground Rent – £100 x2 annually

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 outdoors with EE, O2, Three & Vodafone (Ofcom data)

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

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