

Starting Bid £165,000

Queensway, Great Cornard



THE PROPERTY

Occupying a generous plot with front and rear gardens, this well-maintained ground floor maisonette offers spacious and adaptable accommodation. The private gardens are mainly laid to lawn and bordered by mature hedging and panel fencing, creating a pleasant and enclosed outdoor space ideal for relaxation or entertaining.

The property has been thoughtfully extended, enhancing its layout and flexibility. A welcoming living room flows into a bright sitting room, currently used as an additional reception space but easily reinstated as a third bedroom with the addition of a stud wall—perfect for those needing extra sleeping accommodation, guest space, or a home office.

The kitchen is positioned at the rear with direct access to the garden, while the two bedrooms are located to the side and rear of the property. The rear bedroom forms part of the more recent extension, adding further value and functionality. A modern bathroom completes the internal layout.

Further advantages include a garage in a nearby block, off-road parking, and rare freehold ownership of both this property and the flat above, offering greater control and long-term peace of mind for the buyer.

THE LOCATION

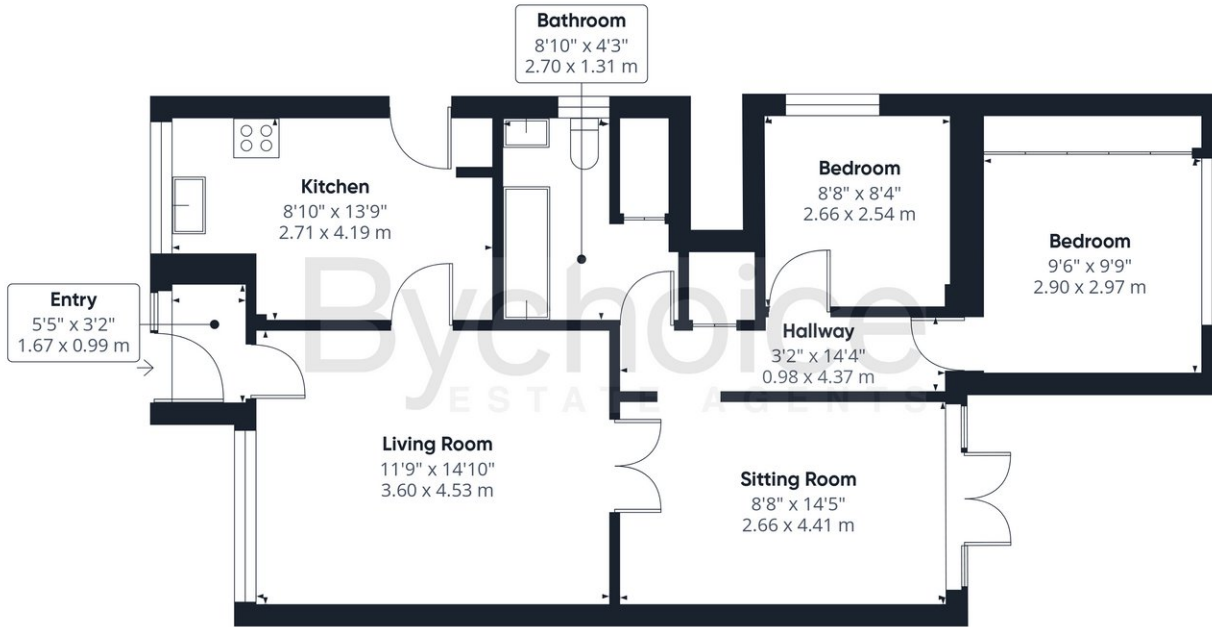
Located in the popular village of Great Cornard, the property benefits from excellent local amenities including a doctor's surgery, primary and secondary schools, shops, and pubs. Just a short distance away, the historic market town of Sudbury offers a wider range of facilities including supermarkets, leisure centres, traditional pubs, restaurants, and boutique shops.

Sudbury railway station provides regular services via Marks Tey to London Liverpool Street, making this a practical location for commuters as well as families. Great Cornard offers the ideal blend of village charm, green spaces, and convenient access to town amenities and transport links.









Approximate total area⁽¹⁾
744 ft²
69.1 m²

(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.

GIRAFFE360

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

Tenure – Leasehold with ownership of the freehold included. The property is leasehold but the freehold of this property and the flat above is being included in the sale. This property received £10 per annum in ground rent from the flat above and as the owner of the freehold is responsible for paying the buildings insurance for the whole building.

Lease Length – 940 years remaining

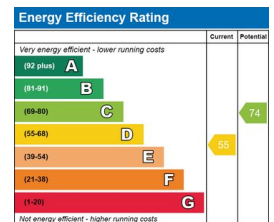
Service Charge & Ground Rent – None payable due to ownership of the freehold.

Broadband – Ultrafast broadband available with download speeds of up to 1800mbps and upload speeds of up to 220mbps available. (Ofcom Data)

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

Utilities – Mains drainage, water, electric, 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.