

oakheart



£260,000

Offers In The Region Of  
St. Andrews Road, Great Cornard

Offered to market with NO ONWARD CHAIN on a popular residential street in Great Cornard is this well proportioned two bedroom semi-detached home. This residence enjoys a well sized rear garden, off street parking for several vehicles, a detached garage and well proportioned internal living space.

Upon approach this home is positioned behind a low maintenance walled frontage with a concrete driveway running to the side of the property allowing for off street parking for several vehicles. Entry is gained to a bright and welcoming entrance hall with stairs rising to the first floor. The lounge is located to the front of this home making

a feature of a gas fireplace sat upon a marbled hearth with marbled surround. the kitchen enjoys a traditional finish featuring a range of white floor and wall mounted units complimented by light grey work surfaces, integral oven with four ring gas hob. inset sink and drainer unit with chrome mixer tap and window enjoying views over the rear garden. To the rear of the property is the sun room allowing for versatile accommodation space with french-style doors opening to the rear garden. Concluding the ground floor is the shower room providing the new owner to adapt to their own preference. To the first floor are two impressively proportioned bedrooms, both of which allow ample space to accommodate double beds. The family

bathroom is generous in size comprising of a shower cubicle, low level WC and wash and basin.

The rear garden provides a generous and tranquil external space filled with a range of established trees and shrubs with a vast expanse of lawn allowing for a bank canvas for prospective purchaser.

Call Oakheart today to arrange your viewing!

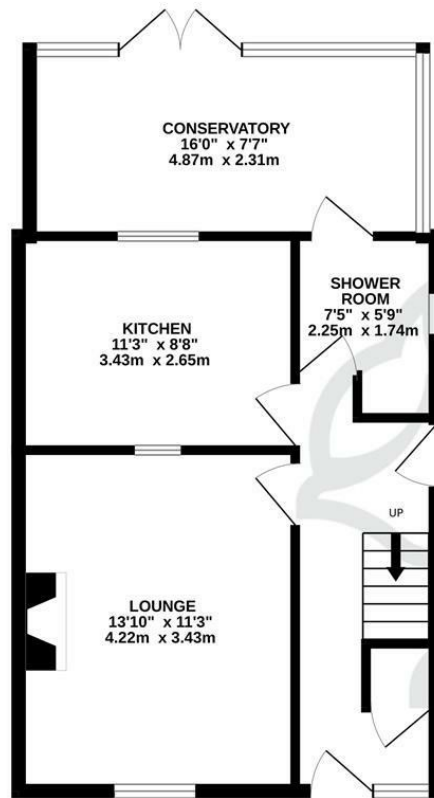




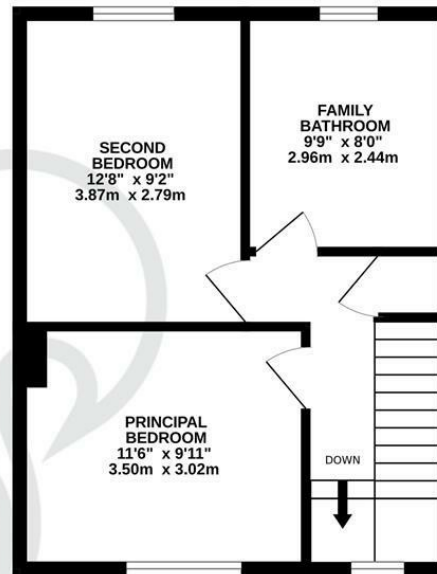




GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.2 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.  
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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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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