

oakheart

£120,000

By Auction  
Mallard Way, Sudbury





Located within a quiet and well regarded residential location close to local amenities in the well serviced Suffolk village of Great Cornard, this one bedroom first floor maisonette, offered to market with NO ONWARD CHAIN offers well presented living space, a large than usual garden and off street parking making it the perfect purchase for first time buyers, down sizers, or investors alike.

Entry is gained to an internal entrance hall with stairs rising to

the first floor. The kitchen features a traditional finish comprising of a range of timber effect floor and wall mounted units topped with grey stone effect work surfaces, white tiled splash backs, space for appliances, and an inset sink and drainer unit with chrome mixer tap. Neighbouring the kitchen is the living room laid with wood effect flooring and a window facing the front aspect allowing for good amounts of natural light flow. The bedroom allows ample space to accommodate a double bed, further benefitting from a well sized storage cupboard. The

bathroom is traditional in style featuring a panel bath, low level WC and wash hand basin.

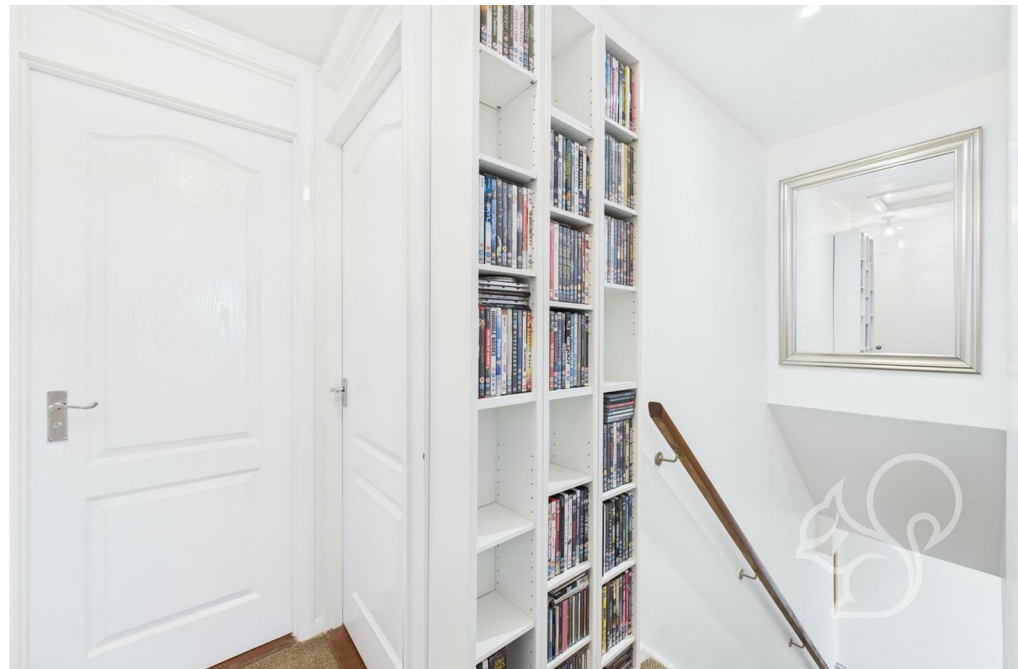
Externally, this home has a larger than usual garden, currently laid with anti-weed underlay, making it the ideal blank canvas for the new owner. To the front of the property is off street parking for one vehicle.

Call Oakheart today to arrange your viewing!















**oakheart**



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

34.2 m<sup>2</sup>  
368 ft<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.


GIRAFFE360

Local Authority:

Tenure:  
Leasehold

Council Tax Band:  
A

### 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>	75	77
(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.

Oakheart Sudbury  
01787 322 322  
sudbury@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

**oakheart**