



**Butt Road, Great Cornard, Sudbury, CO10 0DS**

**welcome to**

**Butt Road, Great Cornard, Sudbury**

**\*\*\*NO ONWARD CHAIN\*\*\*** A spacious two double bedroom first floor maisonette with a large lounge set within this popular part of Great Cornard that benefits from its own front and rear gardens.



**Entrance Hall**

Double glazed door and double glazed window to front aspect. Door to rear aspect. Stairs rising to first floor. Storage cupboard.

**Hall**

Double glazed door leading to inner hall. Storage cupboard. Access to loft, large storage cupboard housing central heating boiler. Radiator.

**Lounge**

14' 3" x 11' 4" ( 4.34m x 3.45m )

Double glazed window to rear aspect. Radiator.

Door leading to:-

**Kitchen**

12' 5" x 8' 3" ( 3.78m x 2.51m )

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Space for appliances.

**Bedroom One**

13' 9" x 9' 11" ( 4.19m x 3.02m )

Double glazed window to front aspect. Built in wardrobe, radiator.

**Bedroom Two**

11' 2" x 9' 10" ( 3.40m x 3.00m )

Double glazed window to rear aspect. Radiator.

**Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail.

**Front Garden**

The front garden is predominantly laid to lawn.

**Rear Garden**

The rear garden is predominantly laid to lawn.



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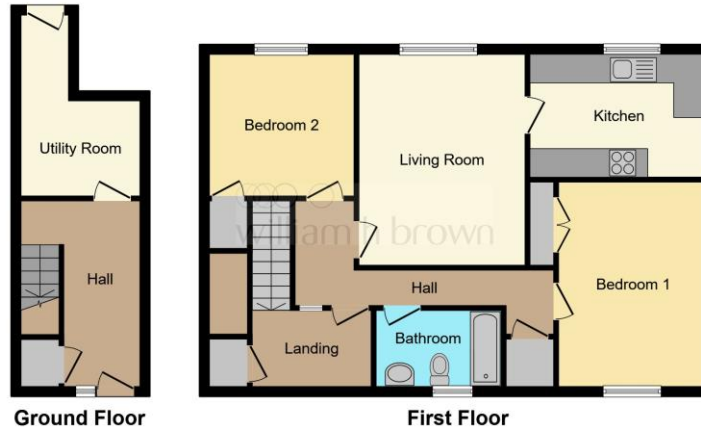
welcome to

## Butt Road, Great Cornard Sudbury

- Two double bedrooms
- First floor
- Front and rear gardens
- Ground floor utility/storage area
- Popular location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Jul 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focallagent.com

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110067 - 0003

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