



**St. Andrews Road, Great Cornard, Sudbury CO10 0DB**



**welcome to**

**St. Andrews Road, Great Cornard, Sudbury**

**\*NO ONWARD CHAIN\*** Occupying a generous corner plot is this three bedroom semi detached home that benefits from off road parking and a detached garage. The property does require some updating but offers huge scope for extension (stp)



### Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor, radiator.

### Lounge

14' x 11' 4" ( 4.27m x 3.45m )

Double glazed window to front aspect. Gas fire, radiator.

### Kitchen

11' 4" x 8' 8" ( 3.45m x 2.64m )

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer with mixer tap. Integral oven and hob. Space for appliances, radiator.

### Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath. Radiator.

### Landing

Double glazed window to front aspect. Large airing cupboard housing boiler. Access to loft.

### Bedroom One

11' 7" x 10' 2" ( 3.53m x 3.10m )

Double glazed window to front aspect. Radiator.

### Bedroom Two

12' 9" x 9' 2" ( 3.89m x 2.79m )

Double glazed window to rear aspect. Radiator.

### Bedroom Three

9' 9" x 7' 11" ( 2.97m x 2.41m )

Double glazed window to rear aspect.

### Exterior

The property occupies a generous corner plot with areas of lawn, beds and seating areas, and is enhanced with a detached garage and off road parking.

### Detached Garage

18' 3" x 13' 7" ( 5.56m x 4.14m )

Up and over doors. Door leading from garden. Two windows.

### Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



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## **St. Andrews Road, Great Cornard, Sudbury**

- No onward chain
- Large corner plot
- Three bedrooms
- Semi detached
- Popular location

Tenure: Freehold EPC Rating: C

offers in excess of

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD110448 - 0005

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