



Offers In Excess Of £170,000

Chelsworth Avenue, Great Cornard



THE PROPERTY

This well-presented two-bedroom bungalow is offered with no onward chain. Upon entering, you are welcomed by an entrance hallway providing access to all rooms and benefiting from several built-in storage cupboards, offering practical space for everyday items.

The kitchen is fitted with a range of worktops and storage units and includes integrated appliances such as an oven, hob, extractor fan and inset sink. The space opens into the dining and living area, creating a sociable and functional layout ideal for both everyday living and entertaining. The living area feels bright and airy, with a large rear-facing window allowing plenty of natural light while offering views over the rear garden.

The property features two well-proportioned bedrooms, both located at the rear of the bungalow and overlooking the garden, providing comfortable and private spaces.

In addition, the bungalow benefits from both a bathroom and a separate shower room, offering flexibility and convenience for day-to-day living.

Outside, the rear garden has been designed for low maintenance, creating an ideal space to relax or enjoy outdoor seating with minimal upkeep required.

THE LOCATION

Great Cornard offers a range of everyday amenities including a doctor's surgery, primary and secondary schools, local shops and pubs.

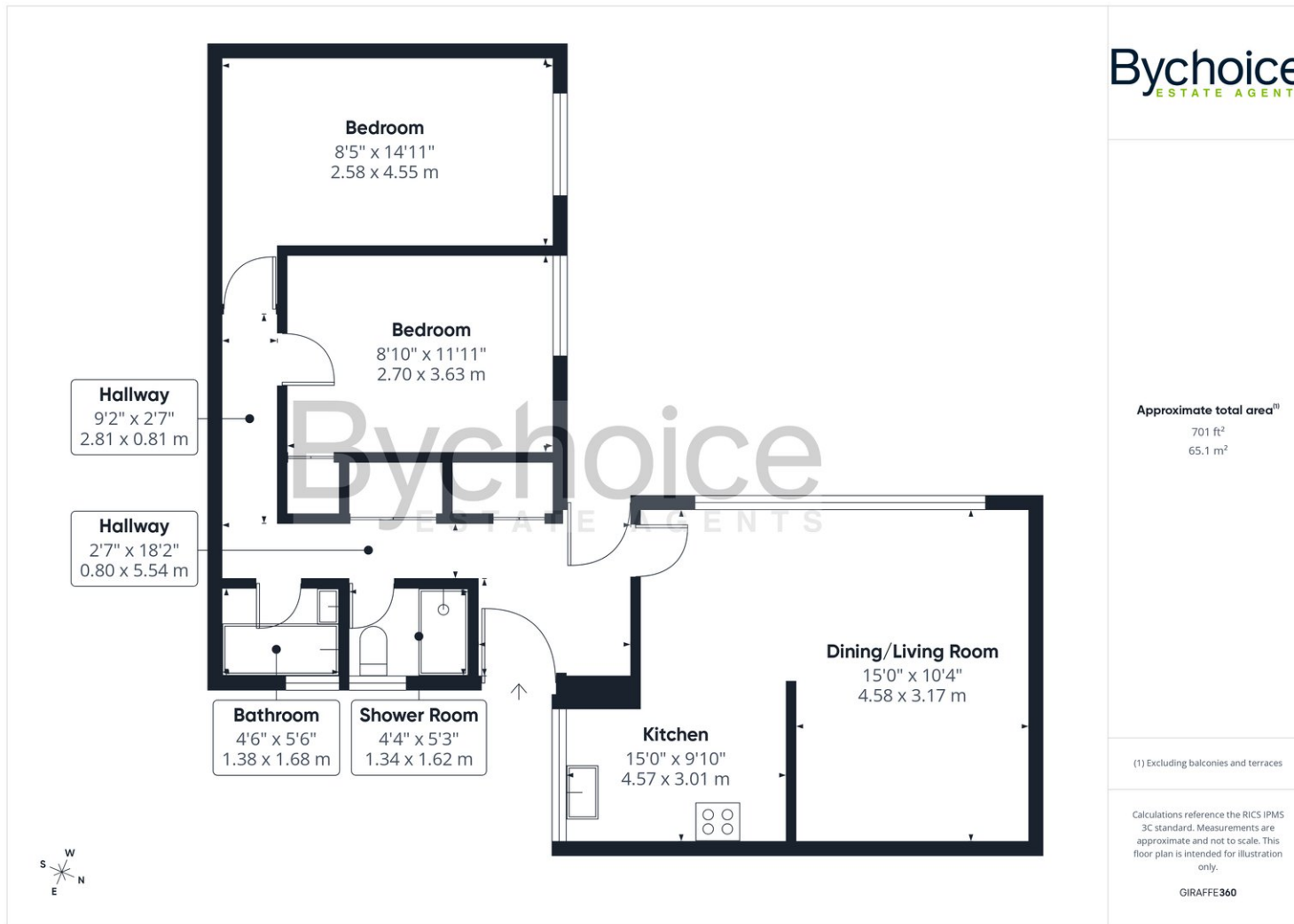
The nearby market town of Sudbury provides a wider selection of facilities, including a variety of shops, restaurants, sports facilities and traditional pubs, all set within the picturesque Suffolk countryside.

Sudbury also benefits from a branch line railway station with connections at Marks Tey to London Liverpool Street, making the area attractive for commuters while still enjoying village living.









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Approximate total area⁽¹⁾
701 ft²
65.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

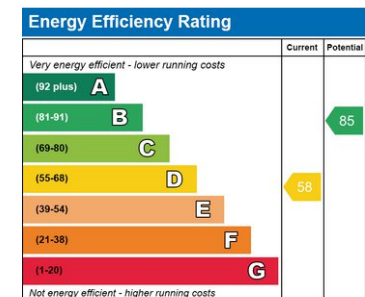
Tenure – Freehold

Broadband – Superfast broadband with downloads speeds of up to 80 Mbps and upload speeds of up to 20 Mbps (Ofcom data)

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

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Property Construction – Standard Brick Constructions & Render. Flat Roof done 5 years ago and new skylight



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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.

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