

oakheart



£240,000

Guide Price

Grantham Avenue, Great Cornard

Guide Price £240,000 - £250,000

Step onto the property ladder with this beautifully presented two-bedroom terraced home, ideally positioned on the edge of a popular modern development in Great Cornard.

Offering bright, well-proportioned living space throughout, this move-in-ready home is perfect for first-time buyers looking for comfort, convenience, and low-maintenance living. The welcoming entrance hall

leads to a fitted kitchen, a handy ground-floor cloakroom, and a spacious lounge/diner with French doors opening onto the private rear garden, ideal for relaxing, entertaining friends, or enjoying summer evenings outdoors.

Upstairs, you'll find two generous double bedrooms, both benefiting from built-in wardrobes, alongside a stylish family bathroom.

Outside, the property enjoys an attractive front garden and a private

enclosed rear garden with a patio seating area and artificial lawn, providing the perfect outdoor space for both entertaining and everyday enjoyment. A rear gate offers convenient access to the allocated parking.

Located in the sought-after village of Great Cornard, the property is within easy reach of local shops, schools, healthcare facilities, and leisure amenities. The nearby market town of Sudbury offers a charming mix of independent shops, cafés, restaurants, and everyday conveniences, while Colchester provides a wider range of shopping, entertainment, and recreational opportunities.











oakheart

GLA^m
59.43 m²
639.71 ft²

Total
59.43 m²
639.71 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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