

oakheart

£180,000

By Auction

Kersey Avenue, Great Cornard



This generously proportioned three-bedroom end-of-terrace home occupies a pleasant position overlooking a greensward within a popular residential area of the well-regarded Suffolk village of Great Cornard. Offered with no onward chain, the property presents an excellent opportunity for first-time buyers, home movers and investors alike.

The accommodation begins with a welcoming entrance hall, providing access to the first floor. The spacious living room extends the full depth of the property, benefitting from an abundance of natural light via dual

aspect windows and sliding doors opening onto the rear garden. The kitchen is situated at the rear and is fitted with a range of white base and wall units complemented by stone-effect work surfaces, with space for appliances and direct access to the garden. A ground floor cloakroom, comprising a low-level WC and wash hand basin, completes the downstairs layout.

To the first floor, the property offers two well-sized double bedrooms along with a third single bedroom, all served by a modern shower room.

The shower room is fully tiled and fitted with a shower cubicle, low-level WC and wash hand basin.

Externally, the property enjoys a well-proportioned rear garden, mainly laid to lawn with established planted borders and secure gated side access.

Early viewing is highly recommended to fully appreciate the space and potential on offer.

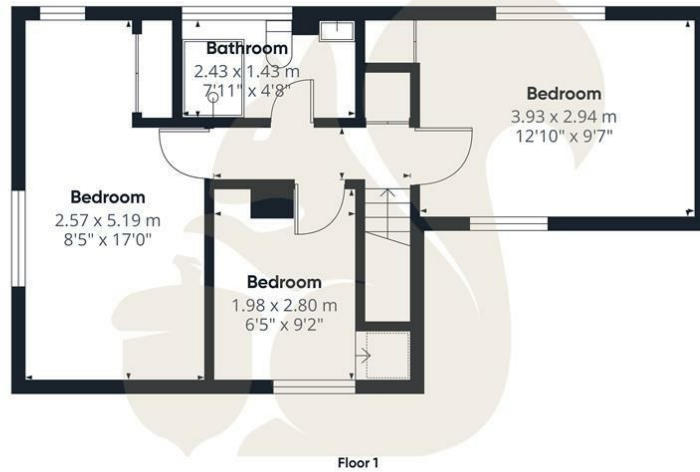
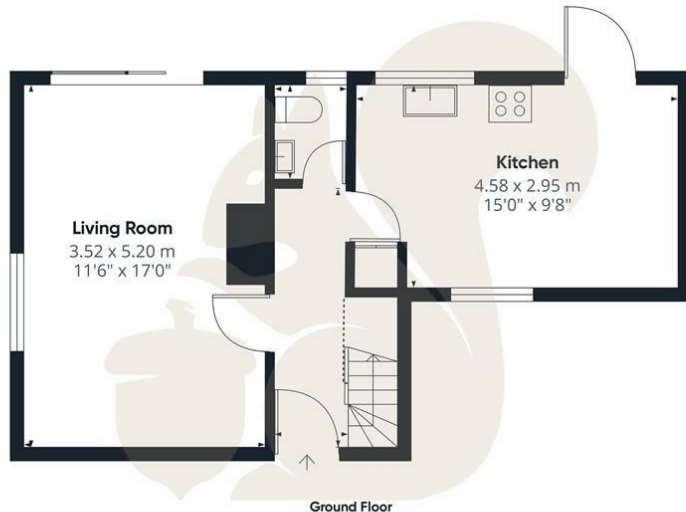
Call Oakheart today to arrange your viewing!











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GLA¹⁾
84.78 m²
912.53 ft²

Total
84.78 m²
912.53 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

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


GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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