



**£200,000**

Bures Road, Great Cornard



## THE PROPERTY

This well-presented one-bedroom home is offered with no onward chain and features open plan living throughout.

The front door opens directly into a bright and welcoming living room, enhanced by a front aspect window and a characterful fireplace, creating a comfortable space to relax.

To the rear is an open plan kitchen/dining area, ideal for both everyday living and entertaining. The kitchen is fitted with a range of worktops and cupboards, along with integrated appliances including an oven, hob, extractor fan and inset sink. The dining area benefits from useful understairs storage, and a rear door provides direct access to the garden.

Upstairs, the property offers a generous double bedroom with good natural light and a further fireplace, adding charm and character. The bathroom is fitted with a bath with shower over, WC and pedestal wash basin, complemented by a heated towel rail.

Externally, the property enjoys a large rear garden with side access, providing ample outdoor space. Off-street parking adds to the overall practicality of the home.

## THE LOCATION

Great Cornard offers a wide range of local amenities including a doctor's surgery, primary and secondary schools, shops and pubs, making it well suited to everyday living.

Nearby Sudbury is a thriving market town surrounded by the Suffolk countryside. It offers a bustling market square, a variety of independent and high street shops, restaurants, pubs, churches and leisure facilities.

Sudbury also benefits from a branch line train station with connections at Marks Tey, providing services to London Liverpool Street. Bakers Court is approximately a 15-minute walk away, making Great Cornard a convenient choice for commuters.









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

Tenure – Freehold

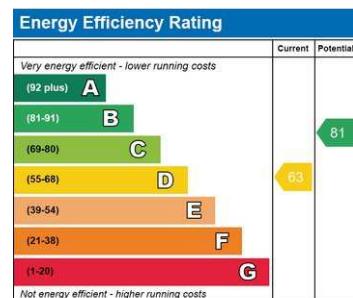
Broadband – Ultrafast broadband with  
downloads speeds of up to 1800 Mbps and  
upload speeds of up to 220 Mbps (Ofcom  
data)

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

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

Property Construction – Standard Brick  
Construction

Rights and Restrictions – the neighbouring  
properties benefit from a right of way over  
the rear garden this is in place to provide  
access for bins.



Sudbury Office  
01787 468400  
sudbury@bychoice.co.uk  
6 King Street, Sudbury, Suffolk, CO10 2EB

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.

**Bychoice**  
ESTATE AGENTS