

oakheart



£220,000

Offers In The Region Of
Kersey Avenue, Great Cornard

Situated on a quiet no through road Great Cornard, this spacious three bedroom link detached house offers an excellent opportunity for families, first-time buyers, or investors. Conveniently located on Kersey Avenue, the property is within walking distance of both Wells Hall Primary School and Thomas Gainsborough School & Sixth Form, making it an ideal location for those with children or those seeking a home close to local amenities.

The accommodation is well laid out, offering a good sense of space and practicality throughout. On the ground floor, there is a generous open plan kitchen/diner that is dual aspect with plenty of natural light. It is a great space for those who enjoy entertaining or hosting. Additionally there is a spacious

and bright dual aspect living room with sliding patio doors opening onto the garden.

While the kitchen and bathrooms would benefit from modernisation, the property is clean, functional and perfectly liveable, giving buyers the chance to move in immediately while planning future updates to suit their style and needs.

Upstairs, the property provides three well proportioned bedrooms and a family bathroom. A real highlight is the private, south-facing rear garden which is an ideal space for outdoor dining, children's play or gardening. The garden also abuts a garage en bloc, offering the potential to create a

personnel door for direct access if desired.

In recent years, a new gas boiler and central heating system have been installed, providing a solid foundation for further improvements. The property would make a sound buy to let investment, with an estimated rental income of around £1,100 per calendar month.

With its versatile layout, great location close to schools and shops, and potential to add value through light refurbishment, this home offers a great opportunity for a variety of buyers. Viewings are highly recommended to fully appreciate the space and potential on offer.









