oakheart

£250,000

Offers Over

Freestone Way, Great Cornard

Situated within a popular and well-established development in Great Cornard, this well-presented two-bedroom semi-detached home offers comfortable, low-maintenance living close to local schooling and everyday amenities.

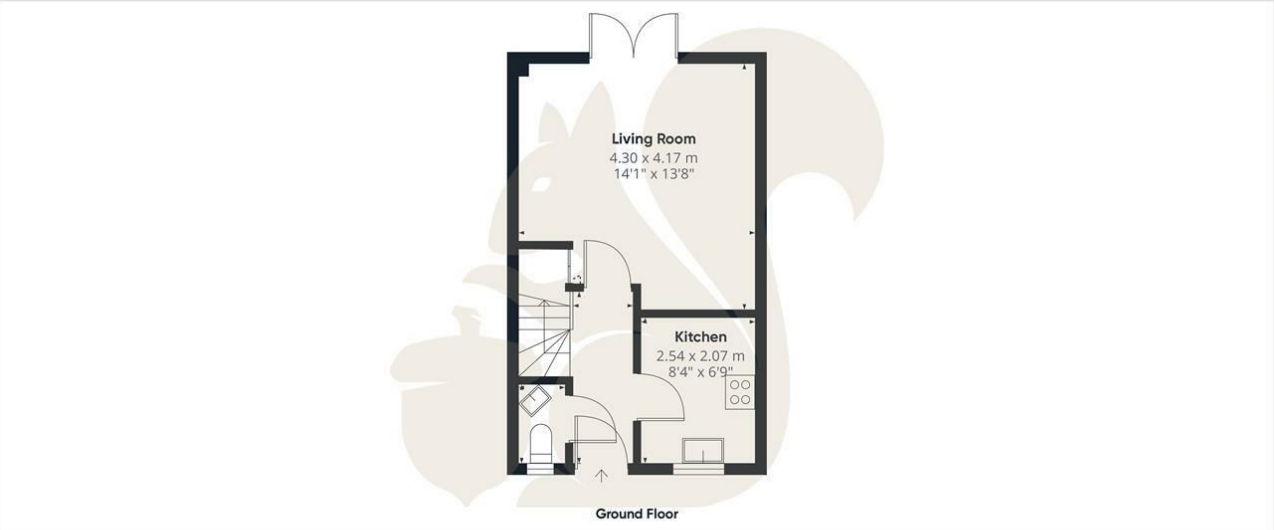
The ground floor features a bright and welcoming living room, providing an excellent space for both relaxing and entertaining, with doors opening out to the rear garden. The modern fitted kitchen is thoughtfully arranged and well equipped, with ample worktop space and integrated appliances, making it both practical and stylish for day-to-day use. Concluding the ground floor is the cloakroom featuring a low level WC and wash hand basin.
To the first floor are two well-proportioned double bedrooms, both served by a contemporary family bathroom. The family bathroom features a partially tiled finish comprising of a panel bath with shower over the tub, low level WC and wash hand basin.

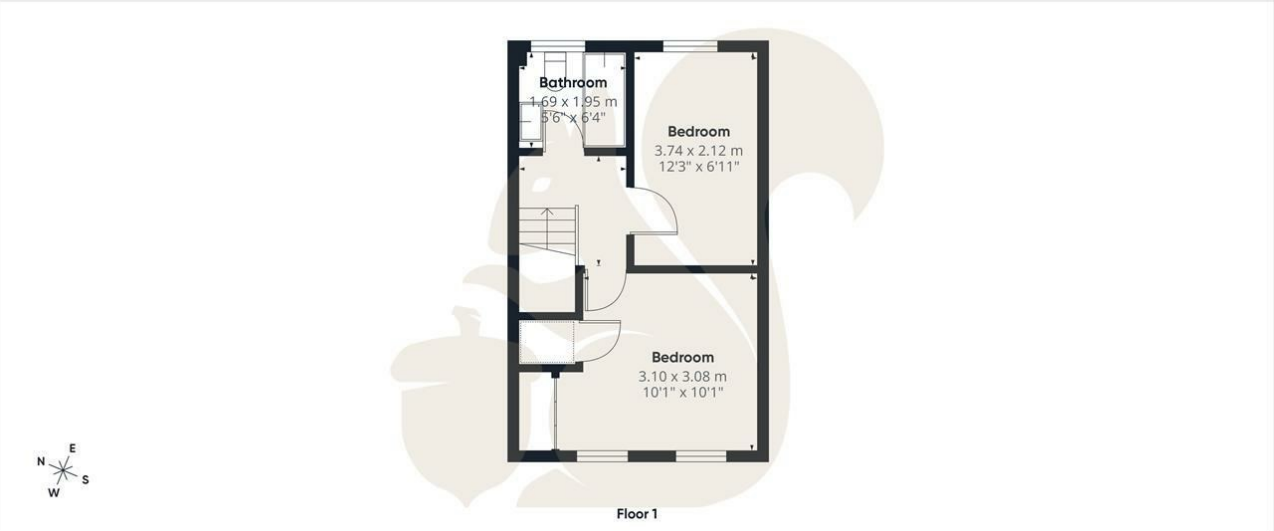
Externally, the property benefits from an enclosed rear garden, predominantly laid to patio for ease of maintenance, with space for outdoor seating and entertaining. A further advantage is off-street parking for two vehicles, conveniently located to the rear of the property.

Well positioned for access to local schools, shops and amenities, this home would make an ideal purchase for first-time buyers, downsizers or investors alike. Early viewing is highly recommended to appreciate the accommodation on offer.

Call Oakheart today to arrange your viewng!

T-REX

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Approximate total area(1)

53.3 m²

574 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C 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 |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **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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