

Guy Cook Close, Great Cornard, Suffolk, CO10 0JX

Asking Price: £290,000



- No Onward Chain
- Detached House
- Three Bedrooms
- Two Reception Rooms
- Ample Off-Road Parking
- Garage

Situated down a quiet cul-de-sac in the popular village of Great Cornard within easy reach of Sudbury town centre and train station lies this three bedroom detached house which is being sold with no onward chain and benefits from ample off-road parking for several cars, garage, rear garden, double glazing, and gas central heating. The accommodation comprises entrance hall, sitting room, dining room, kitchen, first floor landing, three bedrooms, and family bathroom.

Great Cornard is a popular village within a short drive of the market town of Sudbury and offers a wide range of shopping and leisure facilities including doctors surgery, primary and secondary schools and a range of shops.

Council Tax Band: C



Total area: approx. 66.0 sq. metres (710.8 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanUp.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	