



oakheart

£1,350 Per Month

Per Month

Grace Farrant Road, Great Cornard

Located within the village of Great Cornard, Sudbury is this contemporary-style three-bedroom semi-detached house. Close to various local amenities including a Co-op supermarket, schooling as well as pubs/restaurants and Cornard Leisure Centre for activities. The property is situated within a short distance of Sudbury town itself with excellent links to other local towns via the A131.

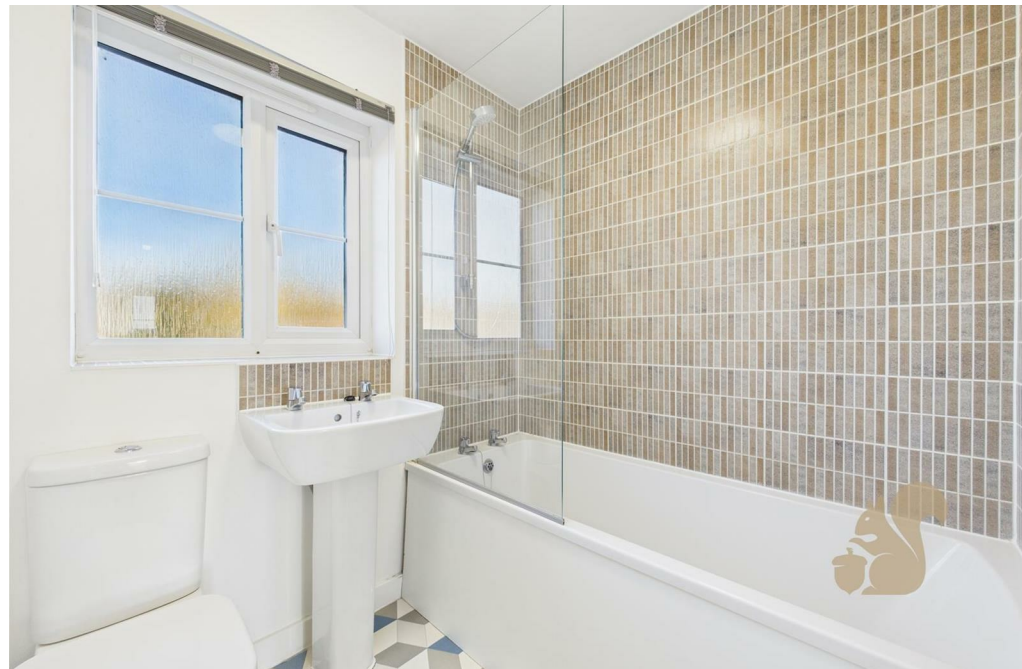
To the ground floor, the property consists of well-presented accommodation including a stylish kitchen/diner fitted with sleek white units, an integrated oven with french-style double doors to the rear, a well-proportioned, lounge and a downstairs WC. Sitting on the first floor is the master bedroom, a generous double boasting its own en-suite facilities. Further offering a second double and a third single bedroom, as well as a

white three-piece bathroom suite including a shower over bath.

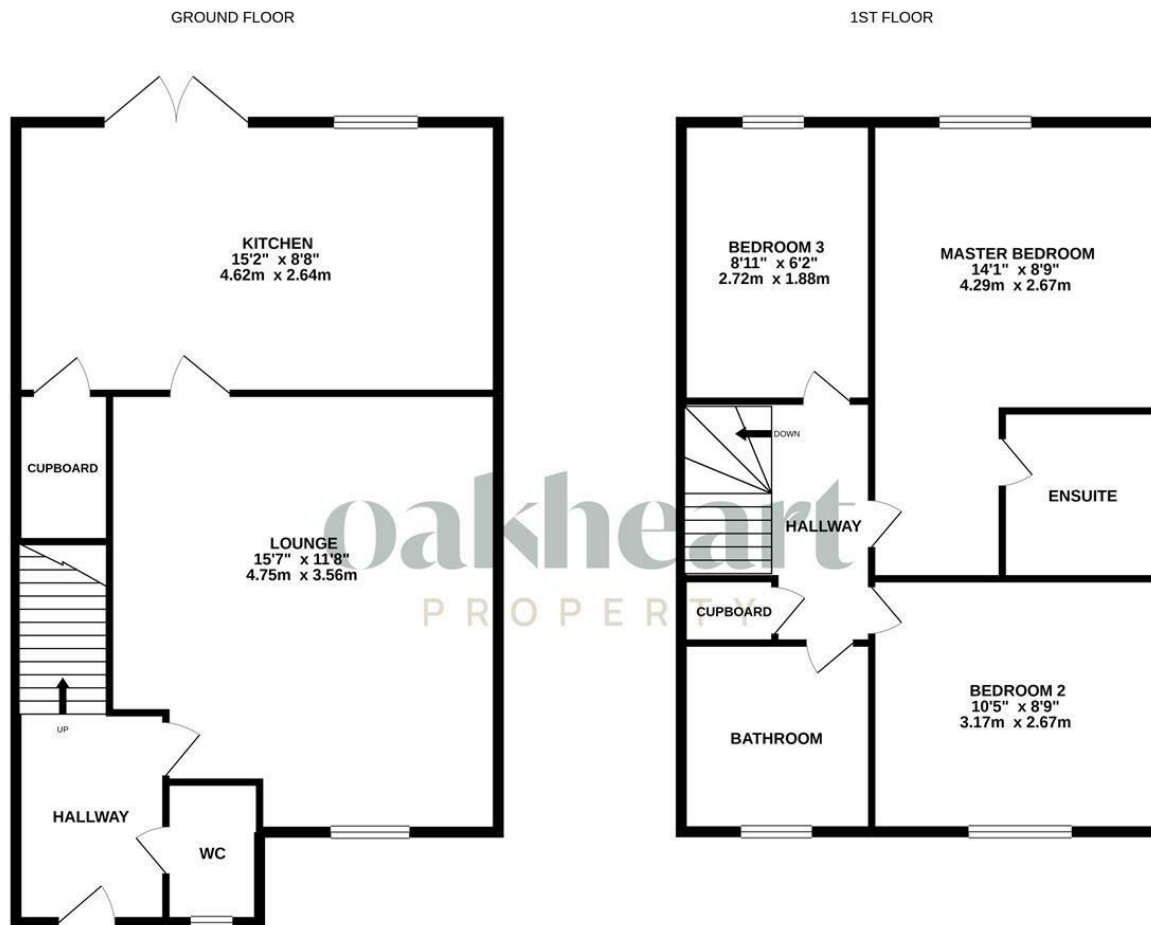
Externally, the property provides a lawn area and patio perfect for outdoor entertaining and families. To the rear, the property also features two off-road parking spaces. Available immediately on an unfurnished basis. Call the Oakheart Lettings team to book a viewing!











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:

Tenure:

Council Tax Band:

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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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