

**oakheart**



**£260,000**

Guide Price

Pot Kiln Road, Great Cornard

\*\* GUIDE PRICE £260,000-£275,000\*\* Situated in the popular village of Great Cornard, this three-bedroom mid-terrace home presents an excellent opportunity for those looking to add their own touch. The property offers well-proportioned accommodation and a generous, private rear garden, making it an ideal home for first-time buyers or young families.

The ground floor features a spacious sitting room with a central fireplace, and a kitchen/diner with access to the rear garden. Upstairs, there are two double bedrooms, a further single bedroom, and a family bathroom. The loft provides additional storage potential.

Externally, the property benefits from a well landscaped and generously sized rear garden with mature shrubs, a

feature pond and multiple garden sheds. To the front, the property boasts off road parking for ample vehicles.

Located close to local amenities, schools, and transport links, this home is a fantastic opportunity to create a modern living space in a desirable village setting.

Viewing is highly recommended to appreciate the potential on offer.





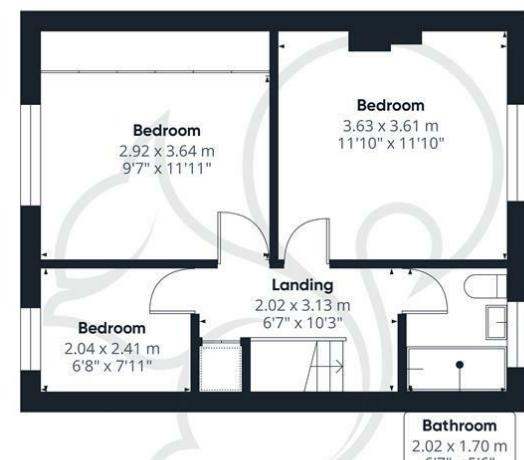




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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
74.76 m<sup>2</sup>  
804.72 ft<sup>2</sup>

Reduced headroom  
0.05 m<sup>2</sup>  
0.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

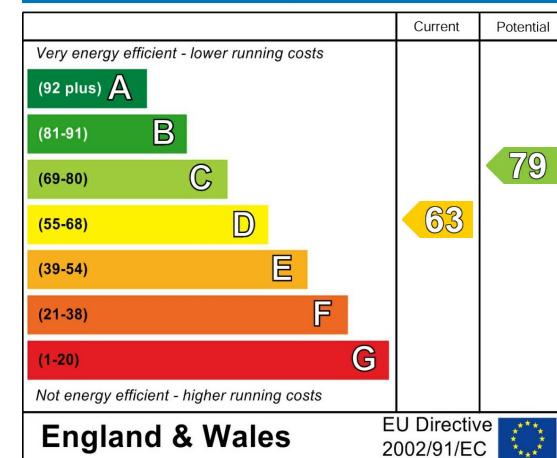
GIRAFFE360

Local Authority:  
Babergh

Tenure:  
Freehold

Council Tax Band:  
B

## Energy Efficiency Rating



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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