

oakheart

£220,000

Offers Over
East Street, Sudbury

Located a stones throw from Sudbury Town Centre and train station is this charming two bedroom period residence. Located within close proximity of an abundance of local amenities and offering two double bedrooms, two reception rooms and a nicely appointed bathroom, this property isn't one to be missed!

Upon approach this home sits behind a neatly maintained, low maintenance frontage with steps leading to the front door. Entry

is gained to the sitting room. This warm and cosy space makes a feature of an inset wood burning stove sat upon a brick hearth with solid wood mantle. Neighbouring the sitting room is the dining area laid with solid wood flooring and stairs rising to the first floor. The kitchen offers a traditional finish fit with blue shabby chic style units topped with solid wood work surfaces, sleek white tiled splash backs, integrated oven with four ring electric hob and butler style sink with chrome mixer tap. The family bathroom offers a fully tiled finish comprising of a mosaic

panel tiled bath with shower over the tub, low level WC and wash hand basin. To the first floor are two well appointed double bedrooms, the principal bedroom located to the front of the property and second bedroom to the rear further benefitting with an integral storage cupboard.

To the rear of the property is a nicely sized, low maintenance rear garden offering a paved seating terrace to the rear and two timber sheds allowing for generous external dry storage space.

Call Oakheart today to arrange your viewing!

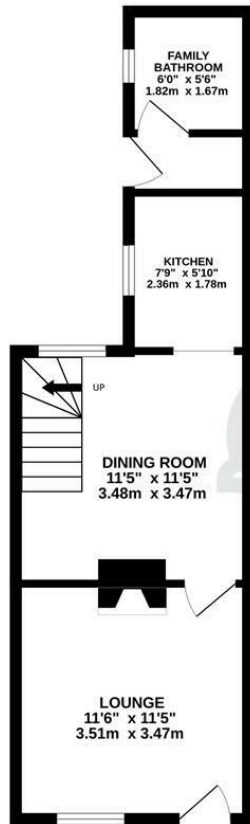




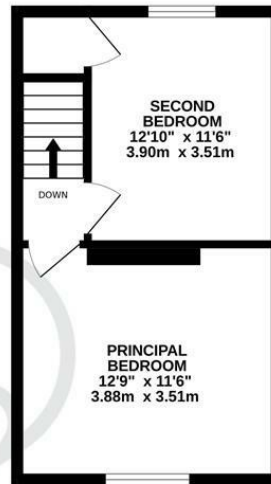




GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 637 sq.ft. (59.2 sq.m.) approx.

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 is given to their operability or efficiency can be given.
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Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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