

oakheart



£229,950

Offers In The Region Of  
Talbot Road, Sudbury



Located within a popular residential street and offered to market with NO ONWARD CHAIN is this conveniently located three bedroom property. Enjoying off road parking, a well sized living area and a generous garden, this home makes for a great first time purchase, downsizer, or investment.

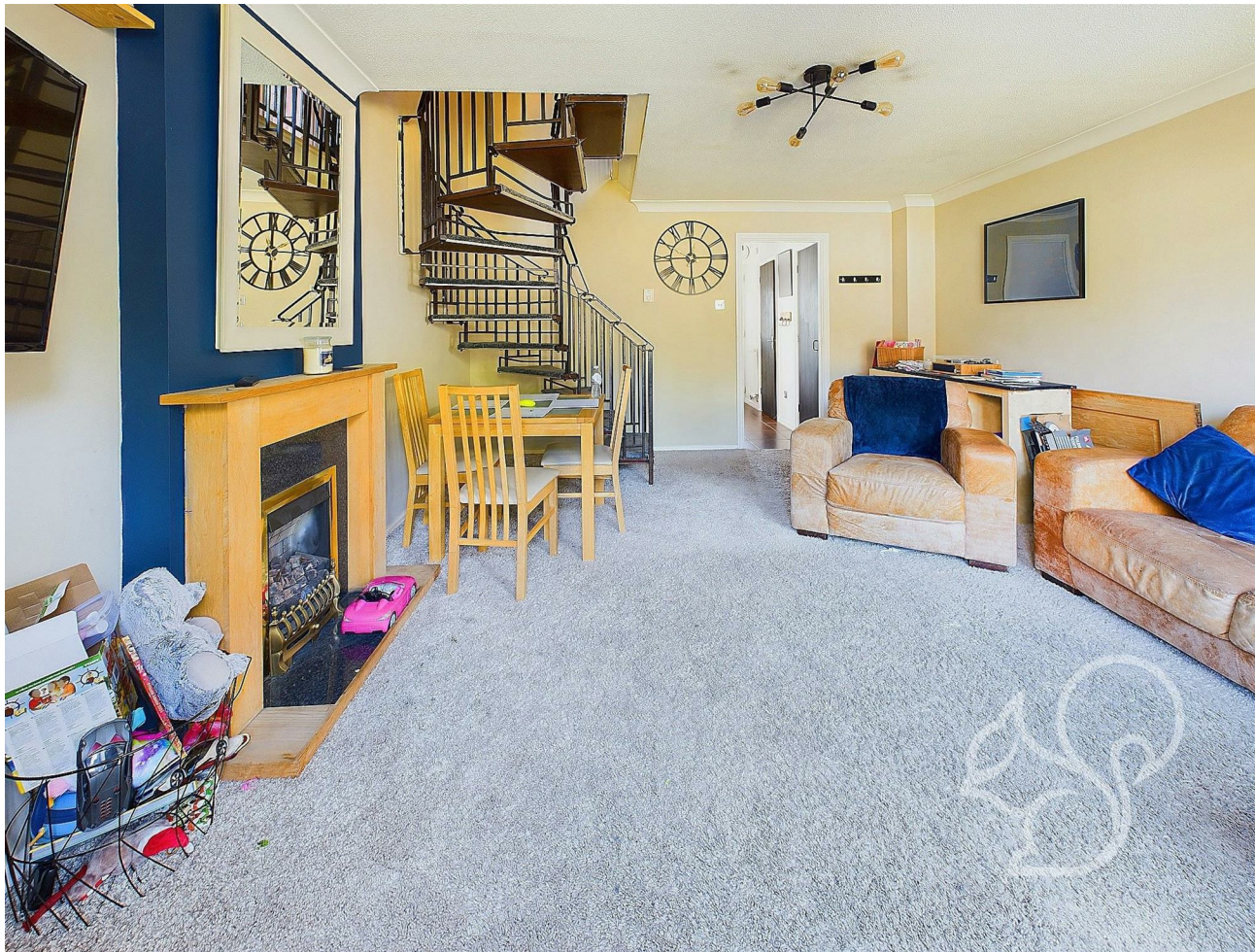
Entry is gained to an internal entrance hallway. The kitchen is located to the front of the property featuring a range of gloss cream floor and wall mounted units topped with wood effect work

surfaces, integrated oven with four ring gas hob and stainless steel extractor fan, tiled splash backs and a stylish black inset sink and drainer unit with black mixer tap. Located to the rear of the property is the living room. This generous space enjoys good amounts of natural light flow making a feature of a gas fireplace with a door opening to the rear garden. Concluding the ground floor is the cloakroom comprising of a low level WC and wash hand basin. To the first floor are three bedrooms, of which the principal suite allows ample space to accommodate a double bed.

The family bathroom provides a traditional finish comprising of a panel bath with shower over the tub, low level WC and wash hand basin.

The rear garden commences with a paved section that furthers to an expanse of lawn with secure gated rear access. To the front of the property are residential parking spaces.

Call Oakheart today to arrange your viewing!











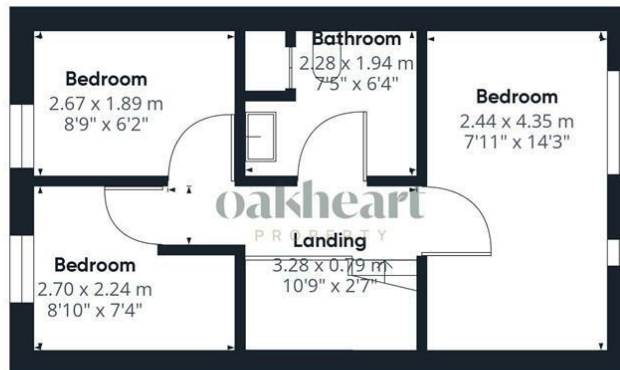








Ground Floor



Floor 1

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**Approximate total area<sup>1)</sup>**

59.44 m<sup>2</sup>  
639.81 ft<sup>2</sup>

**Reduced headroom**

1.55 m<sup>2</sup>  
16.68 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 are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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