

oakheart

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for sale

[oakheartproperty.co.uk](http://oakheartproperty.co.uk)



£250,000

Guide Price

Landsdown Road, Sudbury



\*GUIDE PRICE £250,000-£260,000\* NO ONWARD CHAIN, this two bedroom semi-detached bungalow is located only a stones throw from Sudbury Town Centre on a highly sought after residential street. The property benefits from a sizeable rear garden and conservatory extension, alongside two well appointed double bedrooms.

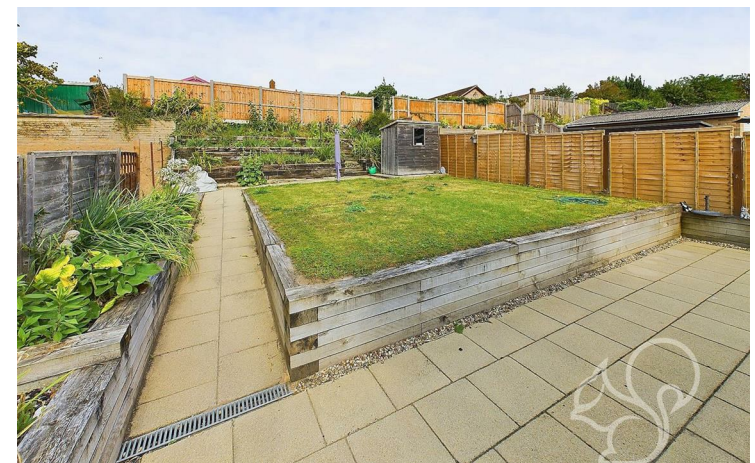
Upon approach this home sits behind a neatly lawned frontage with shingled surroundings and concrete path leading to the front door. Entry is gained to an internal hallway allowing access to the internal accommodation. The kitchen offers a contemporary finish fit with a

range of timber effect floor and wall mounted units topped with stone effect work surfaces and splash backs, integrated eye level oven, four ring electric hob, integrated fridge/freezer and an inset stainless steel sink and drainer unit with chrome mixer tap. Neighbouring the kitchen is the sun room enjoying panoramic views of the rear garden with french-style doors opening to an external paved seating area. The living room is located to the rear of the property with window overlooking the rear garden. To the front aspect are the two bedrooms, both of which enjoy generous natural light flow and allow space to accommodate double beds. Concluding the internal accommodation is the shower room, offering a partially

tiled finish this space comprises of a shower cubicle, low level WC and vanity unit.

The rear garden commences with a paved seating area that further to an elevated area of lawn. To the rear of the garden is a raised bedded area and timber shed making for the ideal space for a seasoned gardener.

Call Oakheart today to arrange your viewing!









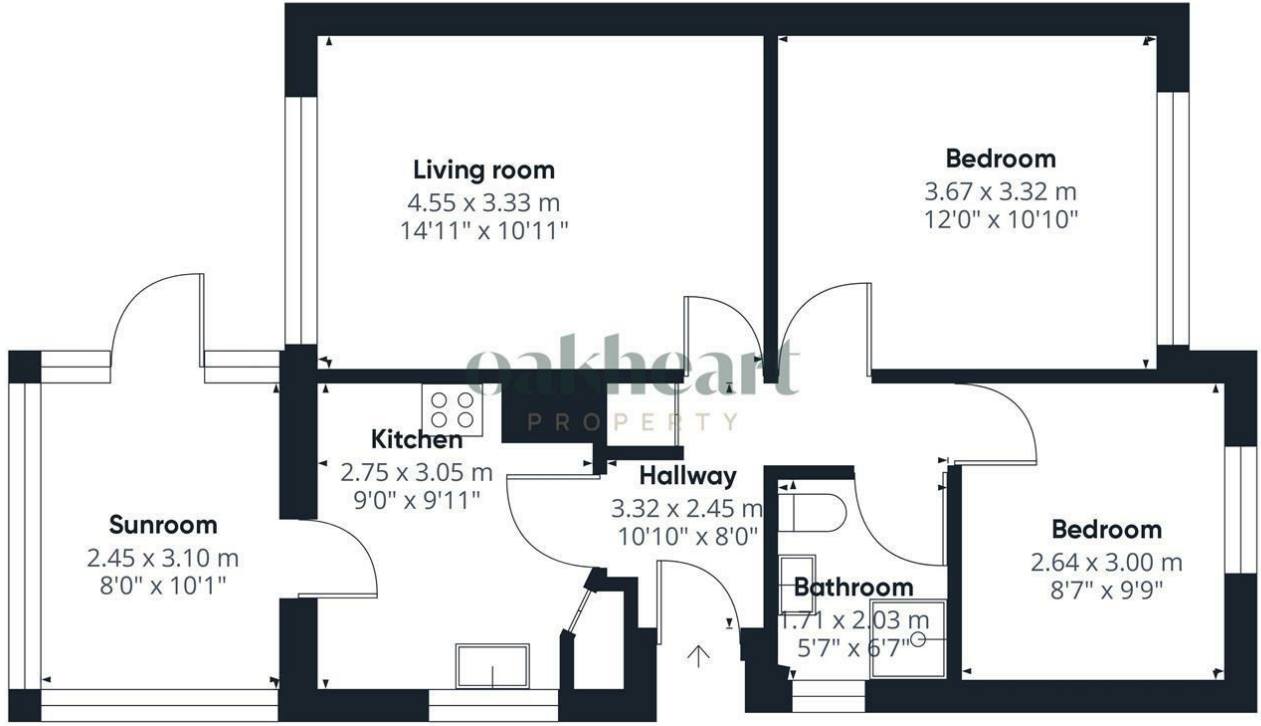








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Approximate total area<sup>®</sup>  
60.6 m<sup>2</sup>  
652.29 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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