

oakheart



£135,000

Offers Over
Upper East Street, Sudbury

An incredible opportunity to acquire a project property within immediate walking distance of Sudbury Town Centre, Train Station and key amenities. This period mid terrace residence is offered for sale with no onward chain and boasts huge potential to improve lending itself to be the perfect purchase for first time buyers, investors or those looking for easy access to the Town.

Upon approach this property sits behind a walled low maintenance area laid with paving slabs. Entry is gained to the

living room making a feature of a gas fireplace set within a tiled surround and hearth. This room benefits from good natural light flow from the window overlooking the front aspect. Neighbouring the living room is the kitchen, a generous space fit with wall and ceiling mounted wood effect counter tops finished with stone effect counter tops, inset stainless steel sink with chrome mixer tap, pantry and door providing access to the rear garden. To the first floor are two well appointed double bedrooms, of which the master offers integral storage space, whilst the second bedroom

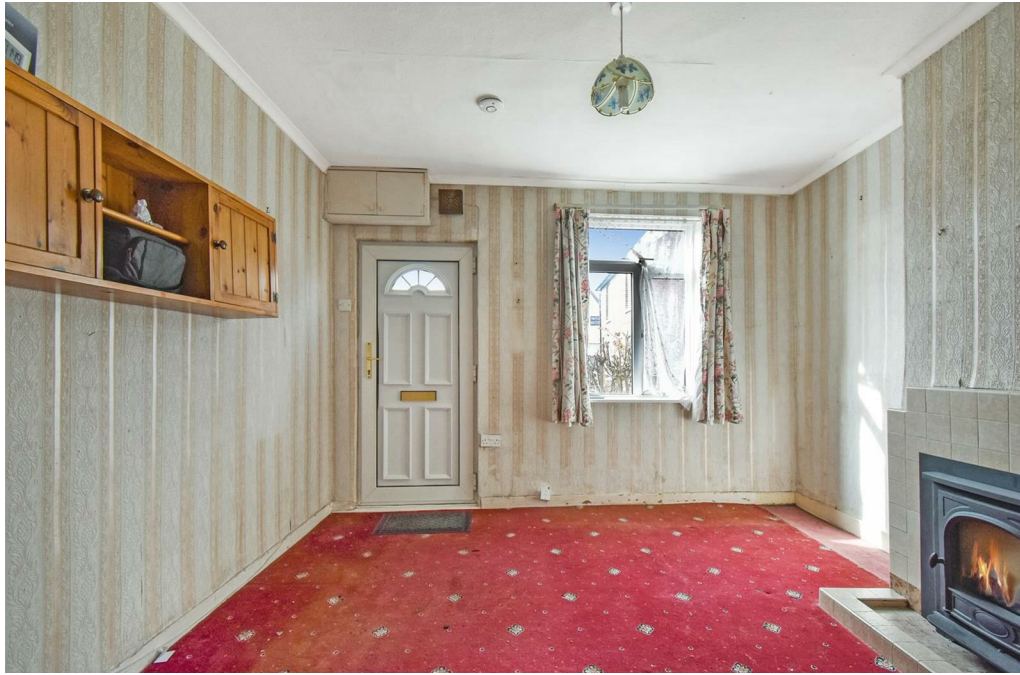
offers shower facilities.

Externally the property boasts a well sized rear garden, this space is mostly paved with a selection of raised bedded areas making home to a variety of established trees and shrubs. At the end of the garden is a small brick based outbuilding, perfect for dry storage or offering further potential to convert into a home study space.

Call Oakheart today to arrange a viewing!



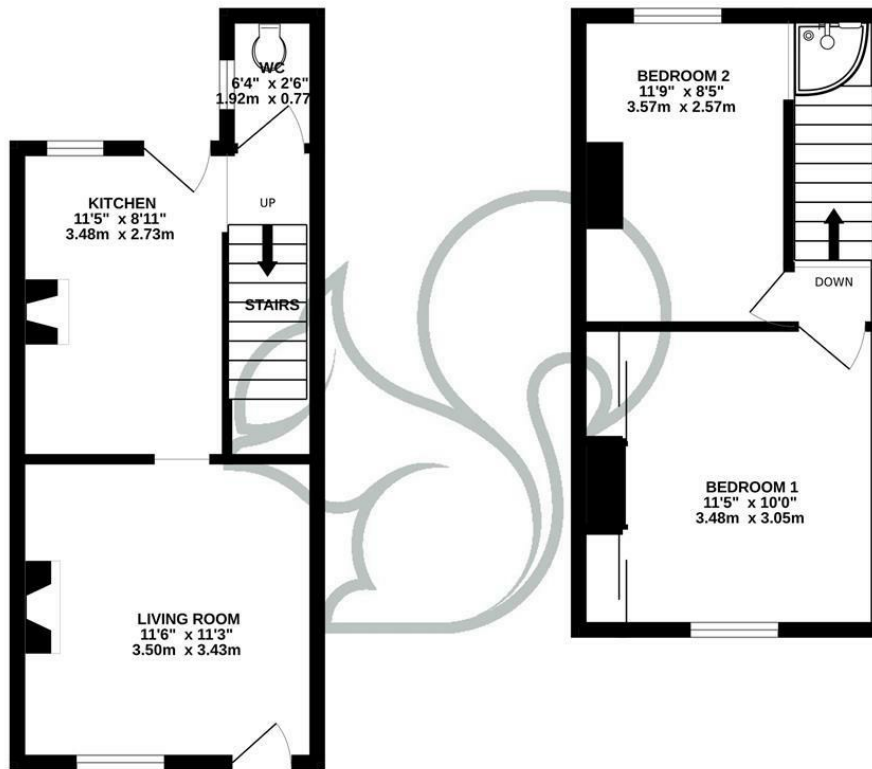






GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.

1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 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 as to their operability or efficiency can be given.
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Local Authority:

Tenure:
Freehold

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	42	
(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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