

oakheart



£130,000

Offers Over
Newmans Road, Sudbury

A delightful two-bedroom Victorian home, situated within a short distance of Sudbury town centre. While requiring some modernisation, this property boasts a wealth of potential, featuring two reception rooms, a spacious kitchen, two double bedrooms, and a first-floor bathroom.

Upon entering, you are welcomed into an internal hallway leading to the generously sized living room at

the front of the property. Adjacent to this is the dining room, which enjoys views over the rear garden. The kitchen, positioned at the back of the home, offers a practical layout with a range of floor and wall-mounted units, a tiled finish, and an inset sink and drainer. Upstairs, the property benefits from two well-proportioned double bedrooms, both offering ample space. These are serviced by a traditional bathroom suite comprising a panelled bath, low-level WC, and

wash hand basin.

The rear garden extends approximately 60ft, beginning with a concrete seating area ideal for outdoor dining, which leads to a lawn interspersed with mature shrubs and plants, creating a charming outdoor space.

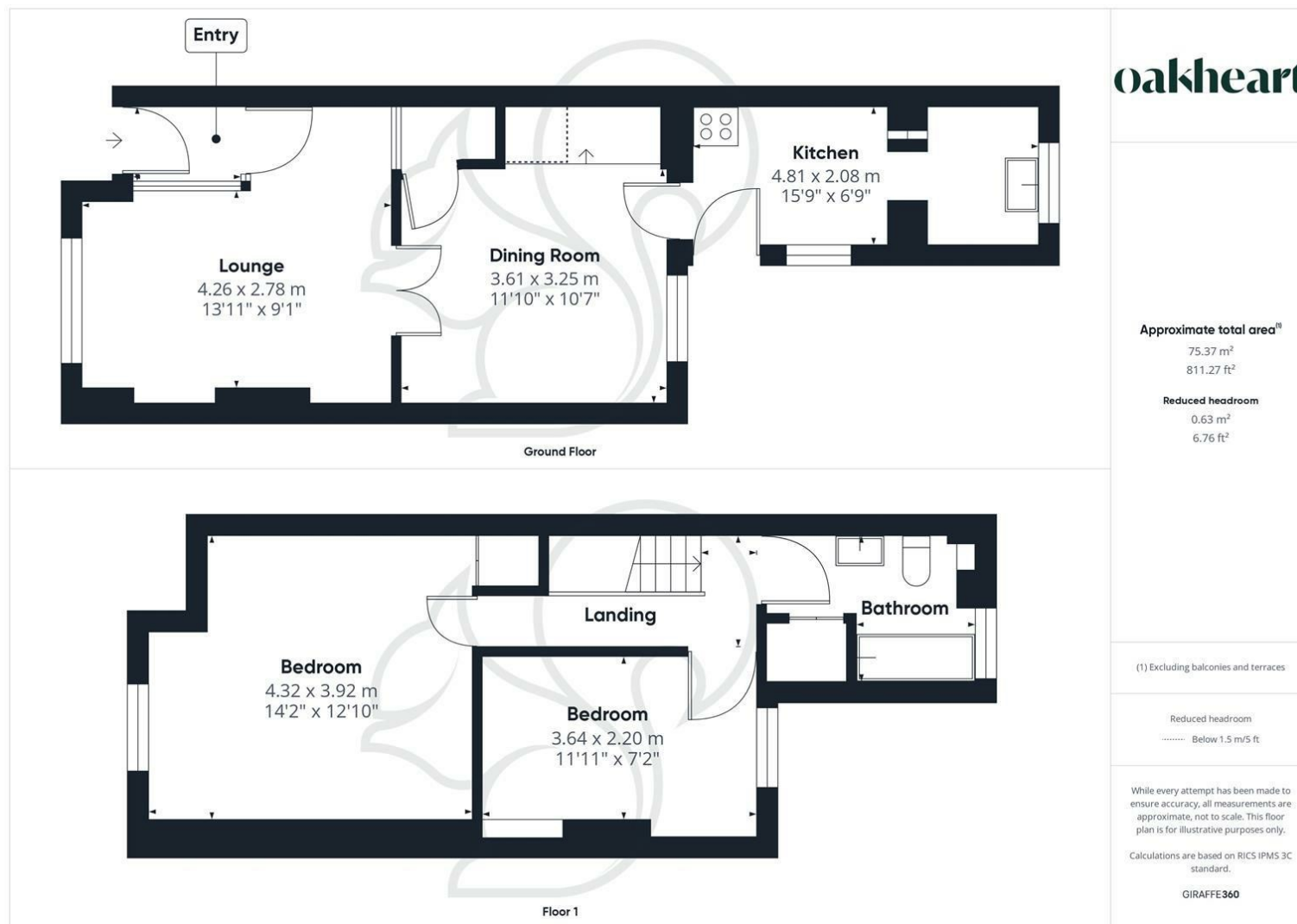
Call Oakheart today to arrange your viewing!












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Local Authority:

Tenure:
Freehold

Council Tax Band:

Energy Efficiency Rating

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