

oakheart

£240,000

Price Guide
Acton Square, Sudbury



£240,000 - £250,000 Located in the heart of Sudbury, this well-presented three-bedroom terraced home on Berry Terrace offers stylish and convenient living within easy reach of the town centre, train station, and Sudbury's picturesque water meadows.

The property welcomes you with an entrance hall that includes a useful downstairs WC and staircase rising to the first floor. The kitchen sits at the front of the home, featuring a modern design with sleek white floor and wall-mounted units, timber-effect

worktops, tiled splashbacks, and integrated appliances including an eye-level oven and four-ring gas hob. A stainless steel sink and drainer with a chrome mixer tap complete the space. To the rear of the property, the living room spans the full width and provides a comfortable area for relaxation and entertaining, with double doors opening directly onto the rear garden. Upstairs, you'll find three bedrooms, two of which comfortably accommodate double beds. The family bathroom has a classic finish, complete with a panelled bath with shower over, low-level WC, and wash hand

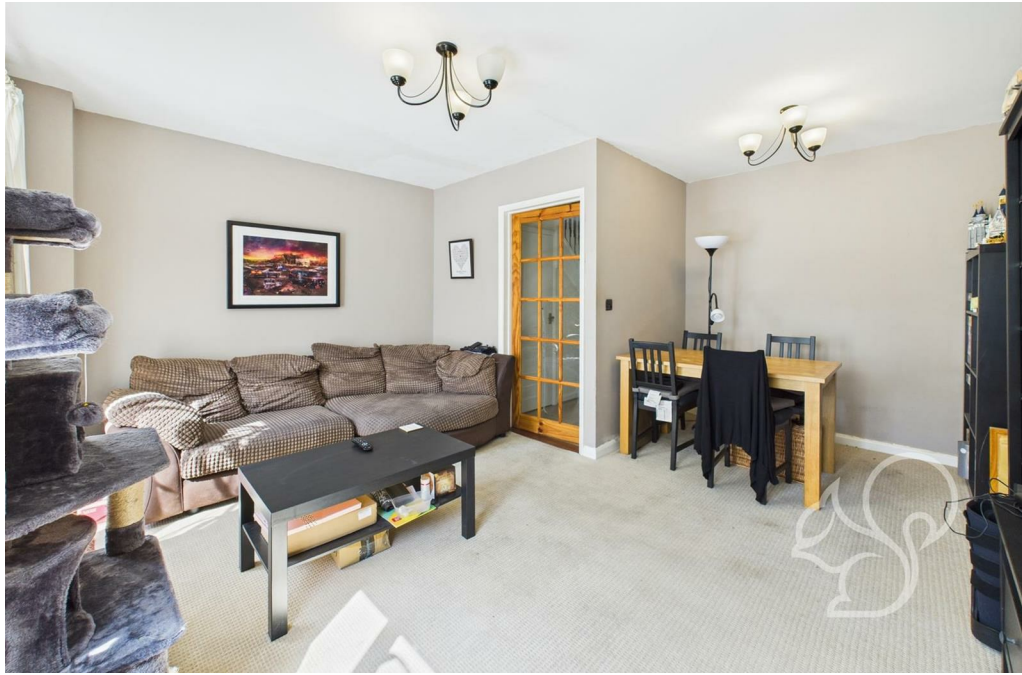
basin.

Outside, the low-maintenance courtyard garden is laid to shingle and benefits from an electric awning and gated rear access—ideal for enjoying sunny days and alfresco dining. Permit parking is available to the front of the property.

Call Oakheart today to arrange your viewing!












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Local Authority:

Tenure:
Freehold

Council Tax Band:
C

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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