

oakheart

£250,000

Offers Over
Babergh Close, Acton



Situated in a quiet cul-de-sac off Lambert Drive, this two-bedroom terraced bungalow enjoys a delightful outlook over a landscaped greensward. Offered for sale with no onward chain, the property presents an excellent opportunity for buyers seeking a well-located home in a popular residential area.

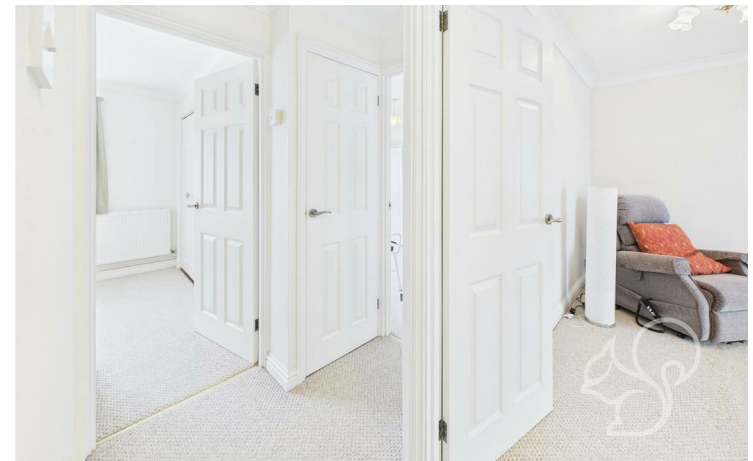
The accommodation includes a bright sitting room leading through to a conservatory that overlooks the rear courtyard patio garden. The garden is enclosed and features a wooden shed,

providing useful storage space. The kitchen is fitted with a range of units and space for appliances, while the bathroom is currently arranged with a bath, basin and WC.

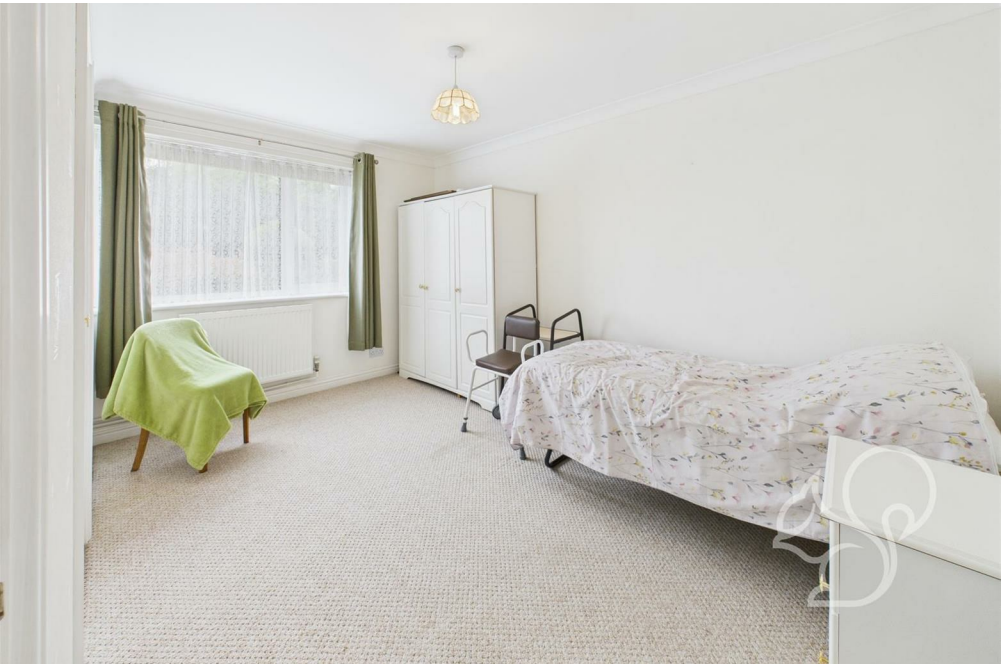
Both bedrooms are well-proportioned and benefit from natural light. The bungalow has double glazed UPVC windows and gas-fired central heating, along with cavity wall and roof insulation for improved energy efficiency.

With nearby street parking available, and its position in a pleasant and established development makes it a rare find. The surrounding area is well served by local amenities including a primary school, village shop and pub. Sudbury is just a short drive away, offering a wider range of shops, services and transport links.

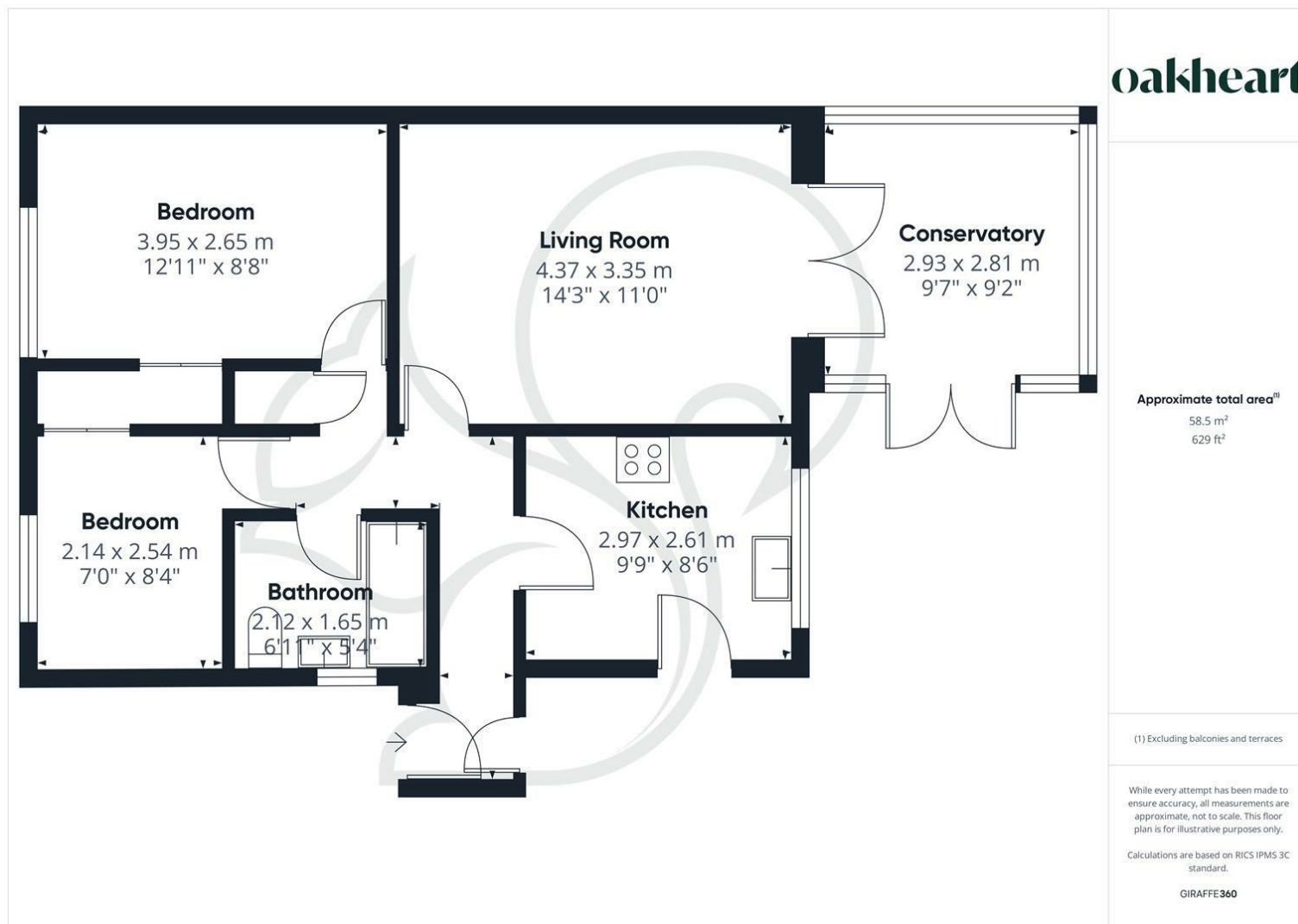
This low-maintenance home is ideal for those seeking a peaceful setting with easy access to local countryside and town amenities. Early viewing is recommended.












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Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
B

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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