

oakheart



£295,000

Offers In The Region Of
Meadow Lane, Sudbury

Offered with no onward chain, this well-presented two double bedroom home is ideally situated in a sought-after part of Sudbury, just moments from the town centre, riverside walks, and local amenities.

The property offers well-balanced accommodation throughout, including a spacious lounge, a well-equipped kitchen with ample storage and worktop space, and a bright conservatory providing direct access to the rear garden. A handy cloakroom completes

the ground floor. Upstairs, the property features two generous double bedrooms—both with built-in wardrobes—and a modern wet room with walk-in shower, vanity unit, and heated towel rail.

Externally, the rear garden is designed for low maintenance and enclosed by a brick wall with gated access to both the front and rear. The property also benefits from a garage with an up-and-over door and an off-road parking space.

Located within easy reach of Sudbury's shops, restaurants, market square, and railway station—with direct links to London via Marks Tey—this home is ideal for downsizers, first-time buyers, or those seeking a conveniently located investment.

Viewing is highly recommended.

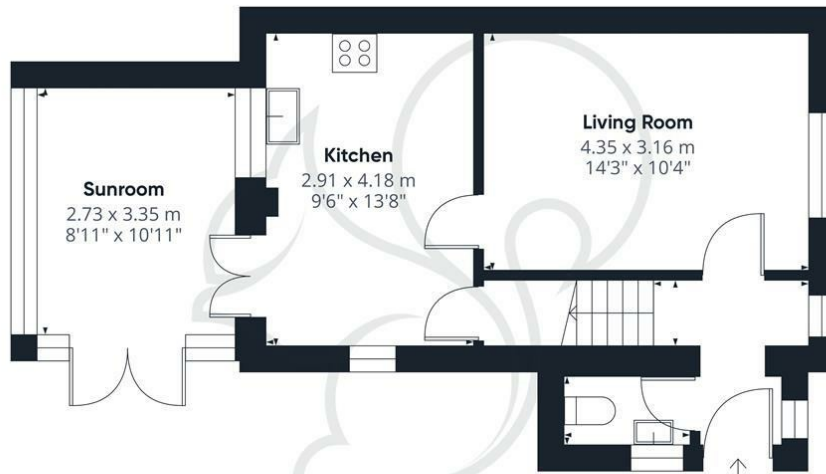
Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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Approximate total areaⁱⁱⁱ

69.5 m²
747 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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