

oakheart



£225,000

Offers Over
Talbot Road, Sudbury

Located on the popular Talbot Road in Sudbury, this well-presented two-bedroom mid-terrace home offers a perfect blend of character, practicality, and convenience — ideal for first-time buyers, downsizers, or investors alike.

Upon entering the property, you are welcomed into an internal entrance porch providing a practical space to store coats and shoes, keeping the main living area clutter-free. The spacious living room is positioned at the front of the home and features a large window that floods the space with

natural light, as well as a cosy wood-burning stove — perfect for relaxing evenings. Stairs rise to the first floor from the living area, maintaining a fluid and open layout. To the rear of the property, the kitchen offers a range of wood-effect floor and wall-mounted units paired with stone-effect work surfaces. Integrated appliances include an oven with four-ring gas hob, while black tiled splashbacks add a contemporary touch. A rear door provides direct access to the garden, making this space both functional and ideal for entertaining. Upstairs, the property features two well-proportioned double bedrooms, offering comfortable

accommodation for a couple, small family, or visiting guests. The family bathroom is equipped with a panelled bath and shower over, a low-level WC, and a wash hand basin.

The rear garden commences with a decked seating area that furthers to an area of lawn. To the rear of the garden is gated access to the parking area.

Call Oakheart today to arrange your viewing!



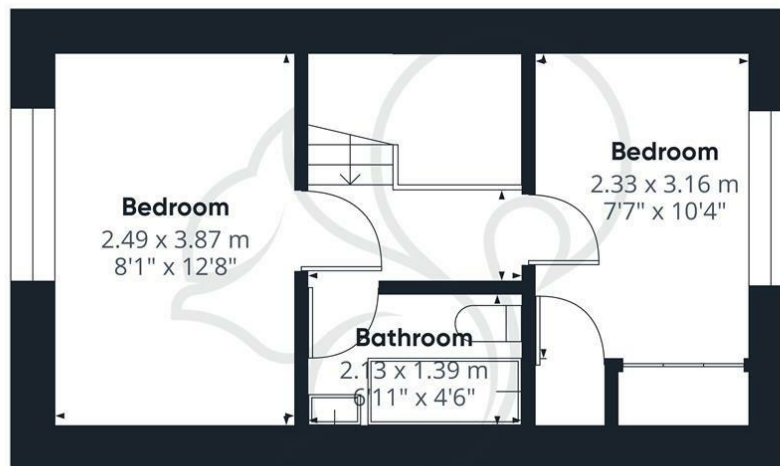








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

51.7 m²
557 ft²

Reduced headroom

0.7 m²
8 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

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:

Energy Efficiency Rating

	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		90	
(81-91) B			
(69-80) C	73		
(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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