

oakheart



£190,000

New Street, Sudbury

Situated within striking distance of Sudbury town centre and train station, this beautifully refurbished two-bedroom home combines period charm with contemporary finishes. Offered with no onward chain, it presents an ideal opportunity for first-time buyers or those seeking a home close to amenities.

The property opens with an entrance porch leading into a welcoming lounge, complete with sash windows, a cast iron ornamental fireplace, built-in storage, and a radiator. The dining room offers further storage

and rear garden views, flowing through to the modern fitted kitchen. The kitchen features a four-ring gas hob with extractor, integrated oven, sink and drainer, worktops with storage units, tiled splashbacks, and space for appliances. A rear door provides direct access to the garden. Upstairs, the accommodation includes two well-proportioned bedrooms and a bathroom. The principal bedroom benefits from sash windows and a feature fireplace, while the second bedroom is accessed via a hallway with built-in wardrobes and enjoys views over the rear garden. The bathroom comprises a bath with overhead shower, hand wash basin,

radiator, frosted window, and useful over-stairs storage.

To the front, a shingled garden with boundary wall provides a neat approach. The rear garden begins with a raised decking area, stepping down to a generous lawn bordered by shrubs. A brick-built store/outhouse and timber shed offer practical storage solutions.

Call Oakheart today to arrange your viewing!









659 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



Floor 1

Local Authority:

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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