

oakheart

£190,000

By Auction

Queens Road, Sudbury

This delightful and characterful two bedroom property offers well-presented accommodation arranged over two floors and is complemented by a sunny walled courtyard garden and the rare benefit of off-road parking and no onward chain.

The property opens into a charming sitting room featuring a 9ft high ceiling, wood flooring, decorative cornicing, ceiling rose and a recessed area, creating a warm and inviting space. A staircase rises to the first floor. To the front, the kitchen/dining room is fitted with an extensive

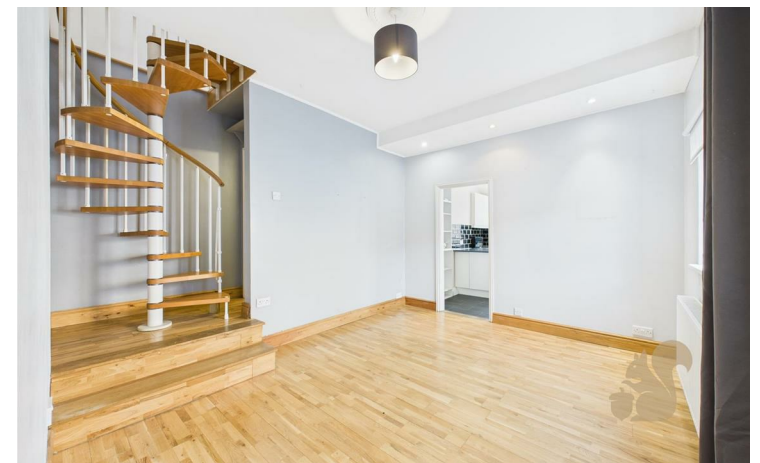
range of modern matching gloss white units with Corian worktops incorporating an inset sink with vegetable drainer. There is an integrated oven with four-ring hob and extractor above, along with space and plumbing for a fridge-freezer, washing machine and dishwasher. A useful walk-in storage cupboard with tiled flooring provides additional practicality. The ground floor is completed by a bathroom fitted with a bath with shower attachment over, WC and wash hand basin.

The landing provides access to two bedrooms. The principal bedroom

enjoys attractive rooftop views extending towards the Water Meadows. Bedroom two features an impressive 11'2" ceiling height with exposed beams and a pull-down ladder leading to a useful mezzanine storage area.

Externally, the property benefits from a charming, sunny walled courtyard garden designed for low maintenance. In addition, there is the valuable advantage of off-road parking.

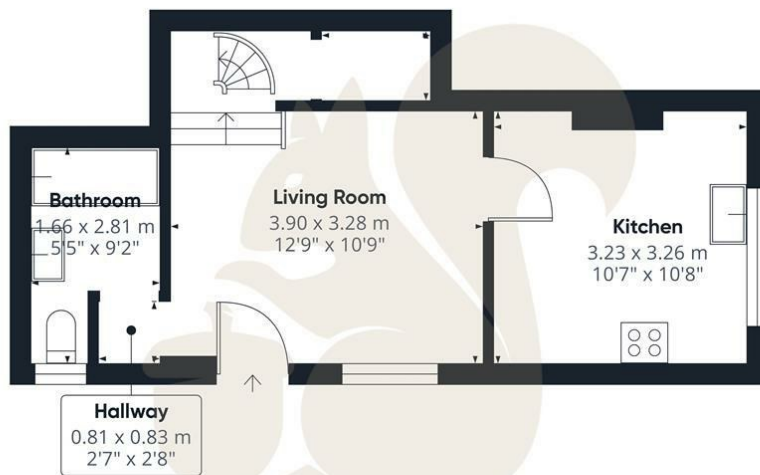
Call Oakheart today to arrange your viewing!



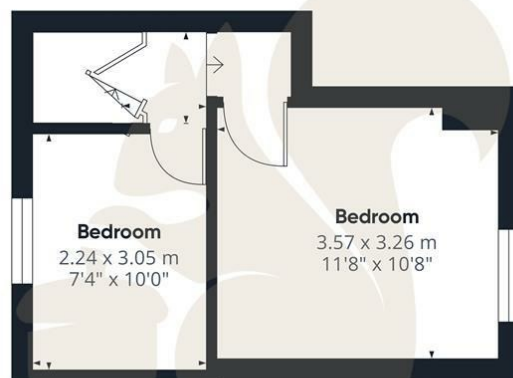








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

51.8 m²

558 ft²

Reduced headroom

0.6 m²

6 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:

Leasehold

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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