

oakheart



£230,000

Price Guide

Essex Avenue, Sudbury

Guide Price £230,000 - £240,000 Conveniently located on a quiet no through road a short distance from Sudbury town centre is this well appointed three bedroom property. Offering generous accommodation throughout, a well maintained rear garden leading to greensward and off street parking, this home offers versatility for a range of buyers.

Upon approach this property is set back behind a picket fence with neat paved/ shingled areas. Entry is gained to the hallway. The sitting room is a well sized space offering bright and spacious accommodation in

immaculate condition, leading into the conservatory through sliding glass doors. The conservatory overlooks the greensward and provides a relaxing retreat, acting as a second sitting room. The kitchen/dining room is neatly finished, with wall and base units, four ring hob and extractor unit and space for white appliances. There is a generous space for a dining table as well. Concluding the downstairs living accommodation is the cloakroom and under stairs storage cupboards.

To the first floor are the three well proportioned bedrooms and family

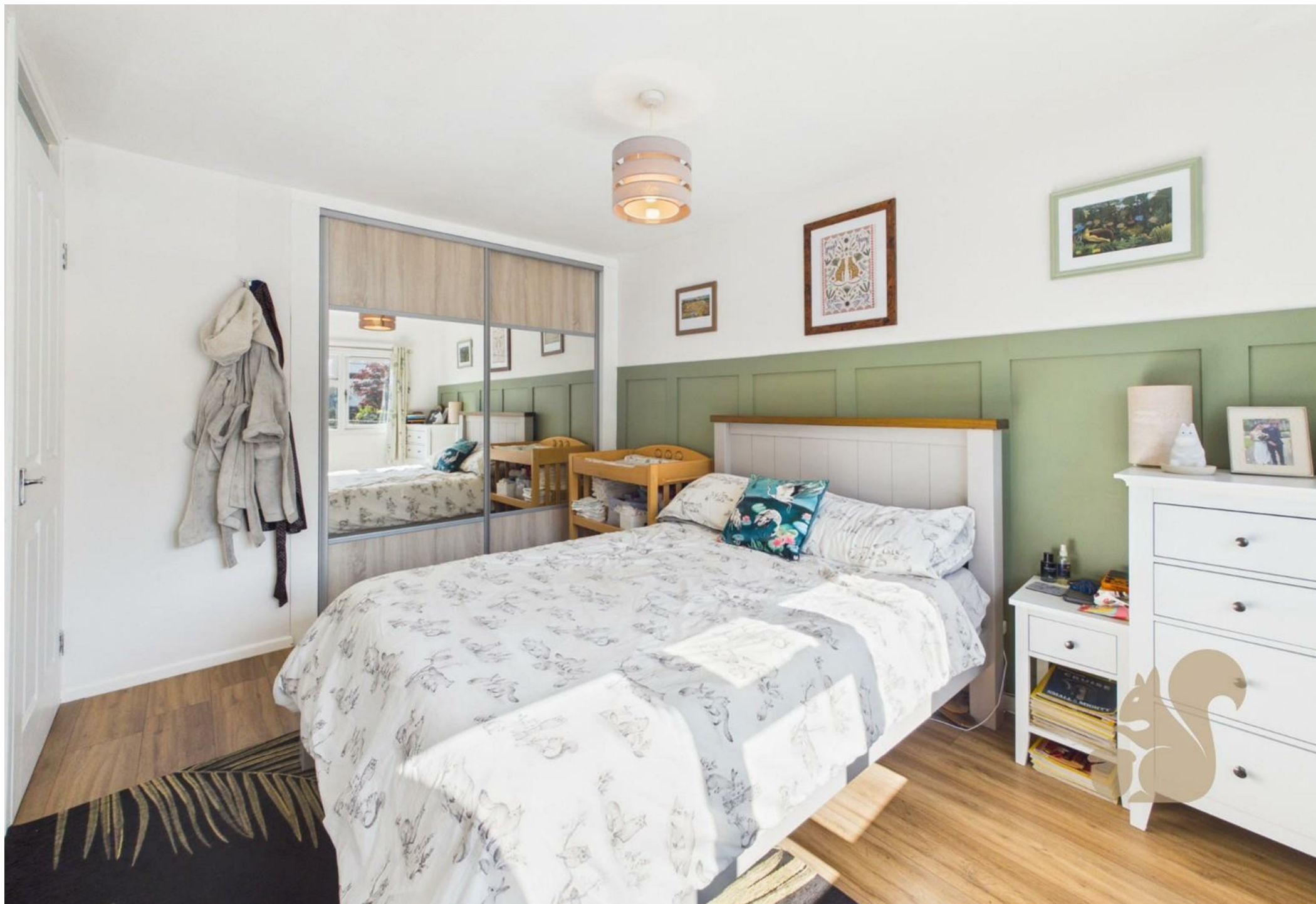
bathroom. The master bedroom is to the front aspect and enjoys built in wardrobe space. Bedrooms two and three overlook the rear garden, with bedroom three being a potential home office space. The family bathroom concludes the internal accommodation, comprising of; panelled bathtub and shower unit, hand wash basin and low level WC.

To the rear of the property is a neat and tidy rear garden, mostly laid to lawn with a wooden decking, ideal for summer BBQs! To the end of the garden is a rear gate offering access to a vast green space. Call Oakheart today to arrange a viewing!











Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	96
(81-91) B		
(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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