



£190,000

Offers In The Region Of  
Upper East Street, Sudbury

Situated in a convenient and well-connected residential location, this spacious three-bedroom maisonette is just a short walk from Sudbury town centre and Sudbury station, making it an ideal purchase for commuters, growing families, first-time buyers, or investors seeking a property with excellent local amenities and transport links close at hand.

Offering generous and versatile accommodation throughout, the property is arranged over one level and benefits from a practical layout designed for comfortable day-to-day living. Upon entering, you are welcomed into a central hallway providing access to all principal rooms. The bright and spacious living room forms the heart of the home, offering ample space for

both relaxing and dining, with large windows allowing plenty of natural light to flood the room.

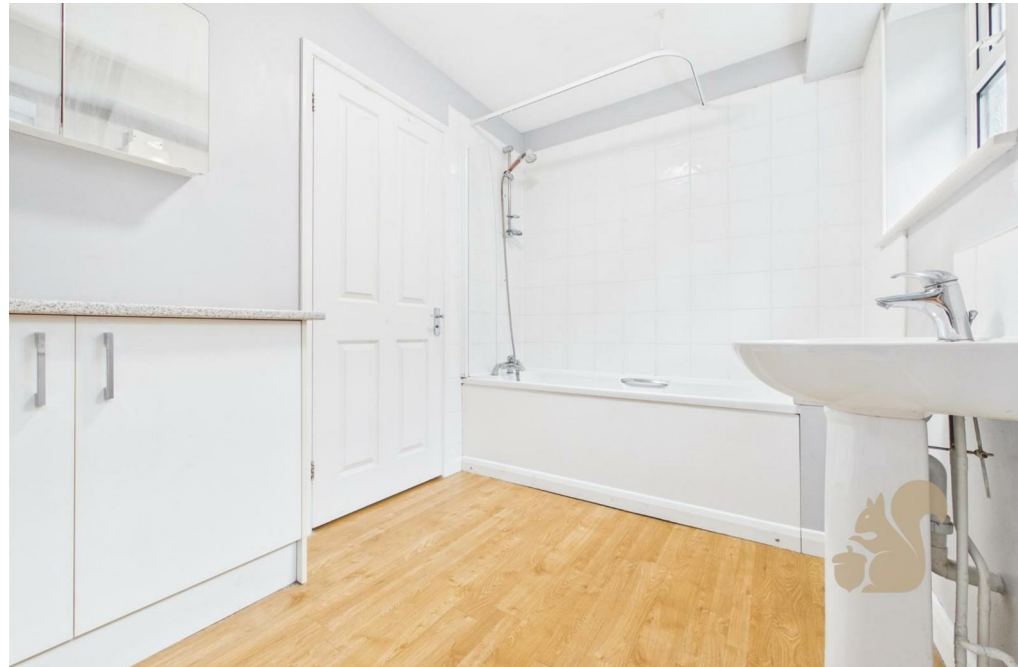
The separate fitted kitchen is well-proportioned and provides a functional cooking space with room for appliances and additional storage. The property boasts three bedrooms, including an excellent-sized principal bedroom and a further spacious double bedroom, both offering comfortable accommodation with space for wardrobes and additional furnishings. The third bedroom provides flexibility and could be utilised as a child's bedroom, guest room, nursery, dressing room, or home office depending on individual requirements. A family bathroom completes the accommodation.

The property is additionally well positioned for local schools, parks, and leisure facilities, further enhancing its appeal for families and professionals alike. With strong rental potential and scope for personalisation, this property represents an excellent opportunity to acquire a spacious home in a highly accessible and popular location.

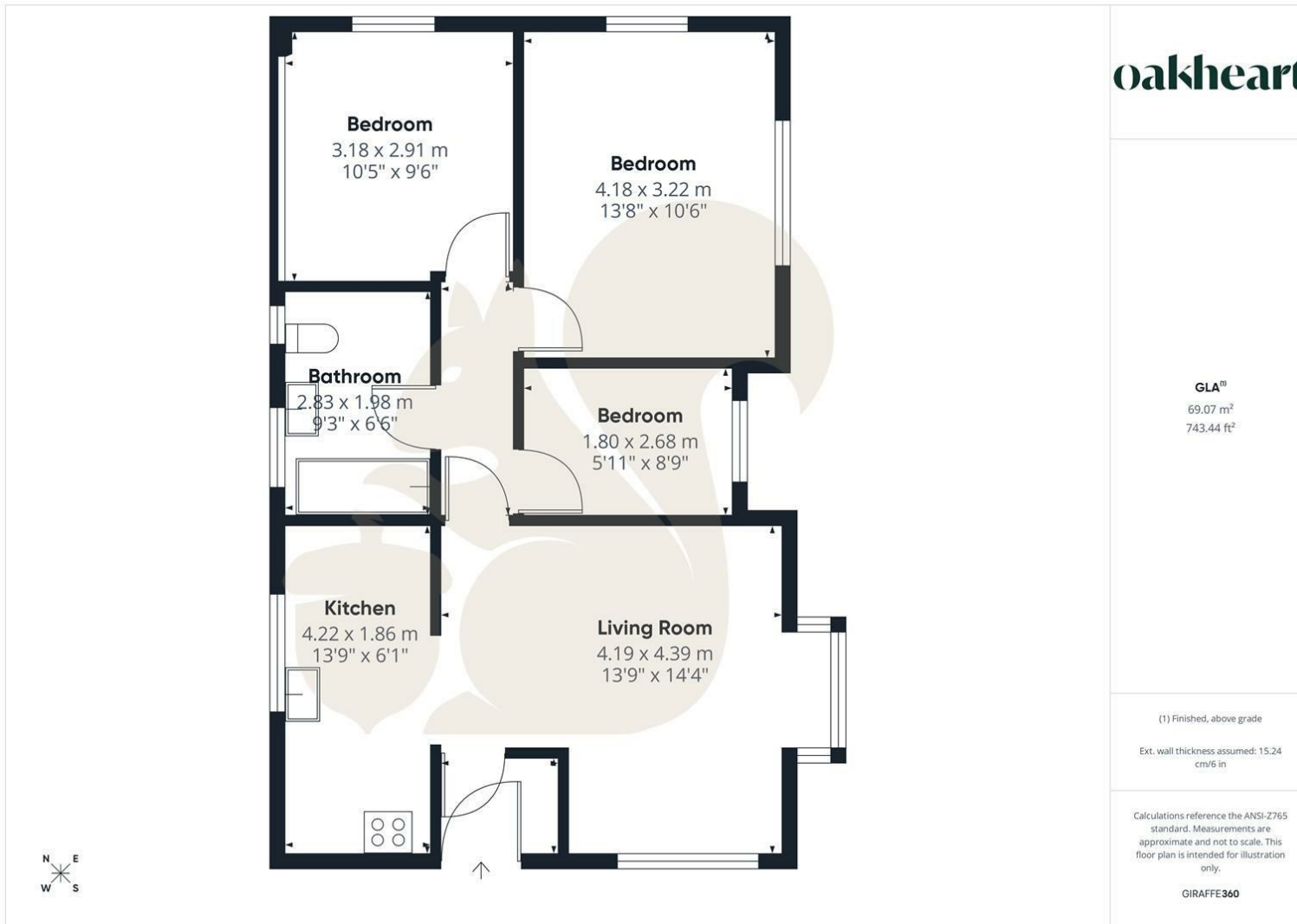
Call Oakheart today to arrange your viewing!












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Local Authority:

Tenure:  
Share of Freehold

Council Tax Band:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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