oakheart

£220,000

Offers In The Region Of

Second Avenue, Sudbury

Situated a short distance from Sudbury town centre, this three-bedroom mid-terrace home offers well-proportioned accommodation arranged over two floors, making it an ideal purchase for first-time buyers, families or investors alike.

The ground floor comprises a welcoming entrance hall with stairs rising to the first floor and access to a ground-floor WC. To the front of the property is a spacious kitchen/diner featuring a range of base and wall-mounted shaker-style cabinetry topped with stone effect work surfaces, space for appliances and an inset sink and drainer unit complete with a detachable mixer tap. The generous living room is located to the rear of the property, providing a comfortable space to relax with direct access to the rear garden. On the first floor, the property benefits from three bedrooms, all of which allow ample space to accommodate double beds. A family bathroom completes the first-floor accommodation. The family bathroom offers a tiled finish comprising of a panel bath with shower over the tub, a low level WC and wash hand basin.

Externally, the property enjoys a well-landscaped rear garden, providing an attractive and private outdoor space ideal for entertaining or family use. Further benefits include a garage with parking directly in front, offering both convenience and additional storage.

Well located for access to local amenities, schools and transport links, and within easy reach of Sudbury town centre, this property represents a fantastic opportunity to acquire a well-balanced home in a convenient setting.

Call Oakheart today to arrange your viewing!

WINMAU
WINMAU
BLADE 6
XTREME

Ground Floor

Floor 1

oakheart

Approximate total area(1)

81.5 m²

877 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

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart