

oakheart



£1,300 Per Month

Per Month

Heath Estate, Sudbury

Situated in a desirable location within Sudbury, this recently renovated two-bedroom detached bungalow offers modern and comfortable living throughout.

The property benefits from a bright and spacious living area, a contemporary fitted kitchen with ample storage and workspace, two well-proportioned bedrooms, and a modern family bathroom finished to a high standard.

Externally, the bungalow boasts a private rear garden, providing an excellent space for outdoor relaxation and entertaining. The detached nature of the property offers additional privacy and a peaceful setting.

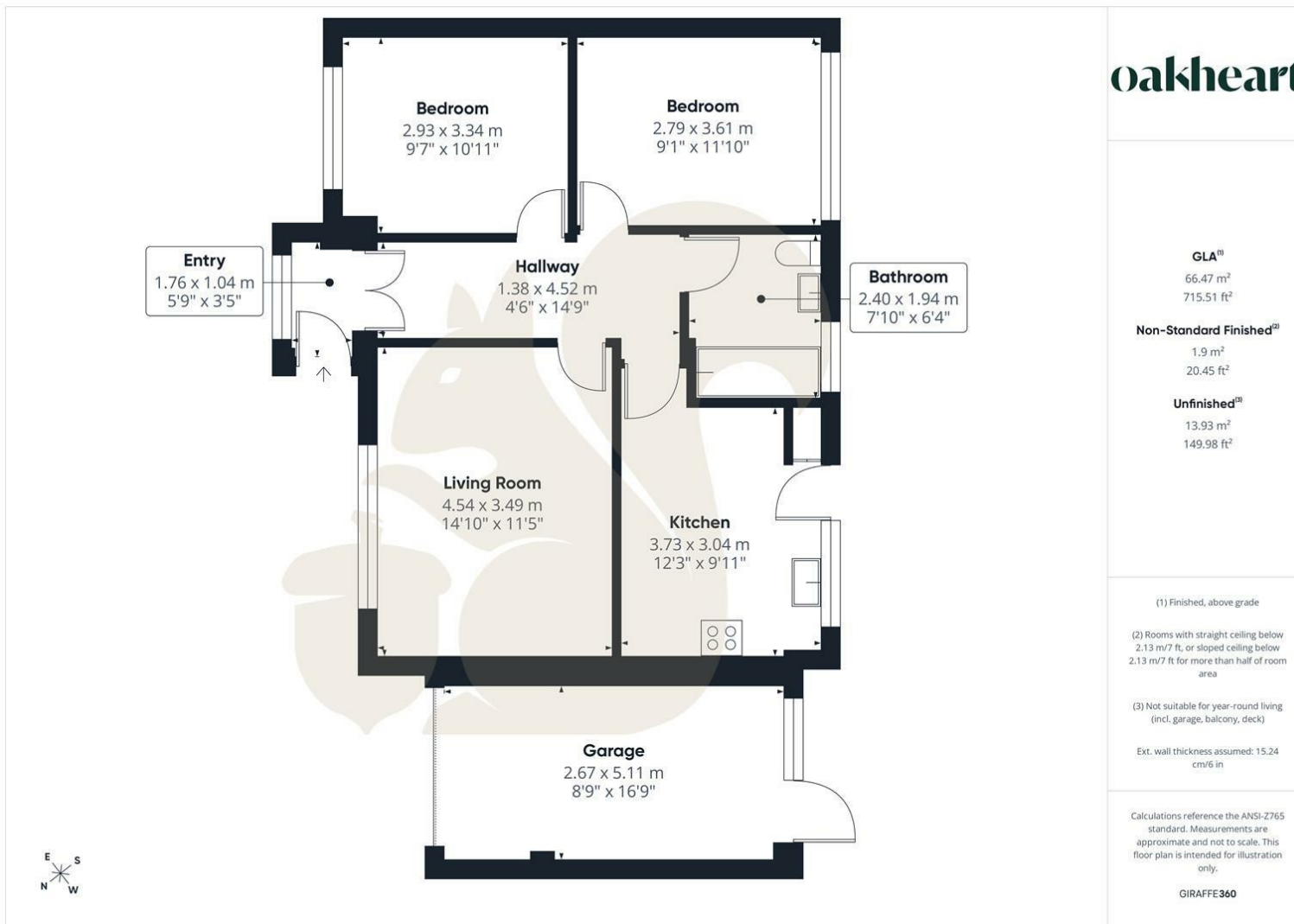
Conveniently located close to local amenities, transport links, and the town centre, this attractive home is ideally suited to professionals, couples, or those looking to downsize.











**oakheart**

**GLA<sup>(1)</sup>**  
66.47 m<sup>2</sup>  
715.51 ft<sup>2</sup>

**Non-Standard Finished<sup>(2)</sup>**  
1.9 m<sup>2</sup>  
20.45 ft<sup>2</sup>

**Unfinished<sup>(3)</sup>**  
13.93 m<sup>2</sup>  
149.98 ft<sup>2</sup>

(1) Finished, above grade

(2) Rooms with straight ceiling below 2.13 m/7 ft, or sloped ceiling below 2.13 m/7 ft for more than half of room area

(3) Not suitable for year-round living (incl. garage, balcony, deck)

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Babergh

Tenure:

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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.

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

**oakheart**