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WENFORD  
TERRACE  
W.D.B. 1896

£270,000

Price Guide

Newmans Road, Sudbury

\*£270,000 - £280,000\* Positioned on the sought-after Newmans Road, just a short stroll from Sudbury's vibrant town centre, this attractive Victorian end of terrace forms part of the historic Wentford Terrace, built in 1896. Offering three well-proportioned double bedrooms, generous living space, and a delightful rear garden, this home combines period charm with modern convenience.

The ground floor opens into a welcoming living room stretching

over 25ft in length, providing plenty of space for both seating and dining areas. To the rear, the kitchen is bright and well-laid-out featuring a range of shaker style floor and wall mounted units topped with timber work surfaces, integrated oven with four ring gas hob, space for appliances and an inset sink and drainer unit with chrome mixer tap. A convenient cloakroom is located off of the kitchen and door opening directly to the garden. Upstairs, the property boasts three genuine double bedrooms, each with ample space for storage and furnishings.

The family bathroom is located to the rear of the property featuring a panel bath tub, shower cubicle, low level WC and wash hand basin.

The rear garden is generous in size featuring a vast area laid to lawn surrounded by bedded borders full of established shrubs. To the rear of the garden is a raised decking area ideal for Summer BBQs and alfresco dining.

Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1



Floor 2

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**Approximate total area<sup>(1)</sup>**

107.8 m<sup>2</sup>  
1160 ft<sup>2</sup>

**Reduced headroom**

11.8 m<sup>2</sup>  
127 ft<sup>2</sup>

(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:  
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>		
(55-68) <b>D</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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