

The logo for 'oakheart' is displayed in a white, lowercase, serif font in the top right corner of the image. The background of the entire image is a photograph of a row of three terraced houses under a clear blue sky. The house on the left is painted a light green, the middle one is white, and the one on the right is a light cream color. All three houses have a red-tiled roof and white window frames. The green house has a blue door and a small hanging basket. The white house has a dark door and a small black box with the number '13'. The cream house has a dark door and a small black box with the number '14'. In the foreground, there is a brick wall and a black metal fence. To the left of the green house, there are blue and grey bins. To the right of the white house, there are more bins and some greenery.

£210,000

Offers Over

Middleton Road, Sudbury

This charming two-bedroom cottage is ideally located just a short distance from Sudbury town centre, offering convenient access to a range of local amenities, as well as the picturesque Stour Valley Path, perfect for countryside walks and outdoor enthusiasts.

The ground floor comprises a cosy living room to the front, providing a comfortable and inviting space to relax. To the rear, the kitchen/dining area offers a practical layout with space for cooking and dining, along with access to the garden. The kitchen features a range of white base and wall mounted units topped with timber work surfaces, white tiled splash backs, an integral oven with four ring induction hob and an inset stainless steel sink and drainer unit

complete with mixer tap. A ground floor bathroom completes the accommodation offering a tiled finish comprising of a panel bath with shower over the tub, low level WC and wash hand basin.

Upstairs, the property features two well-proportioned bedrooms, both offering good natural light and flexibility for a variety of living arrangements.

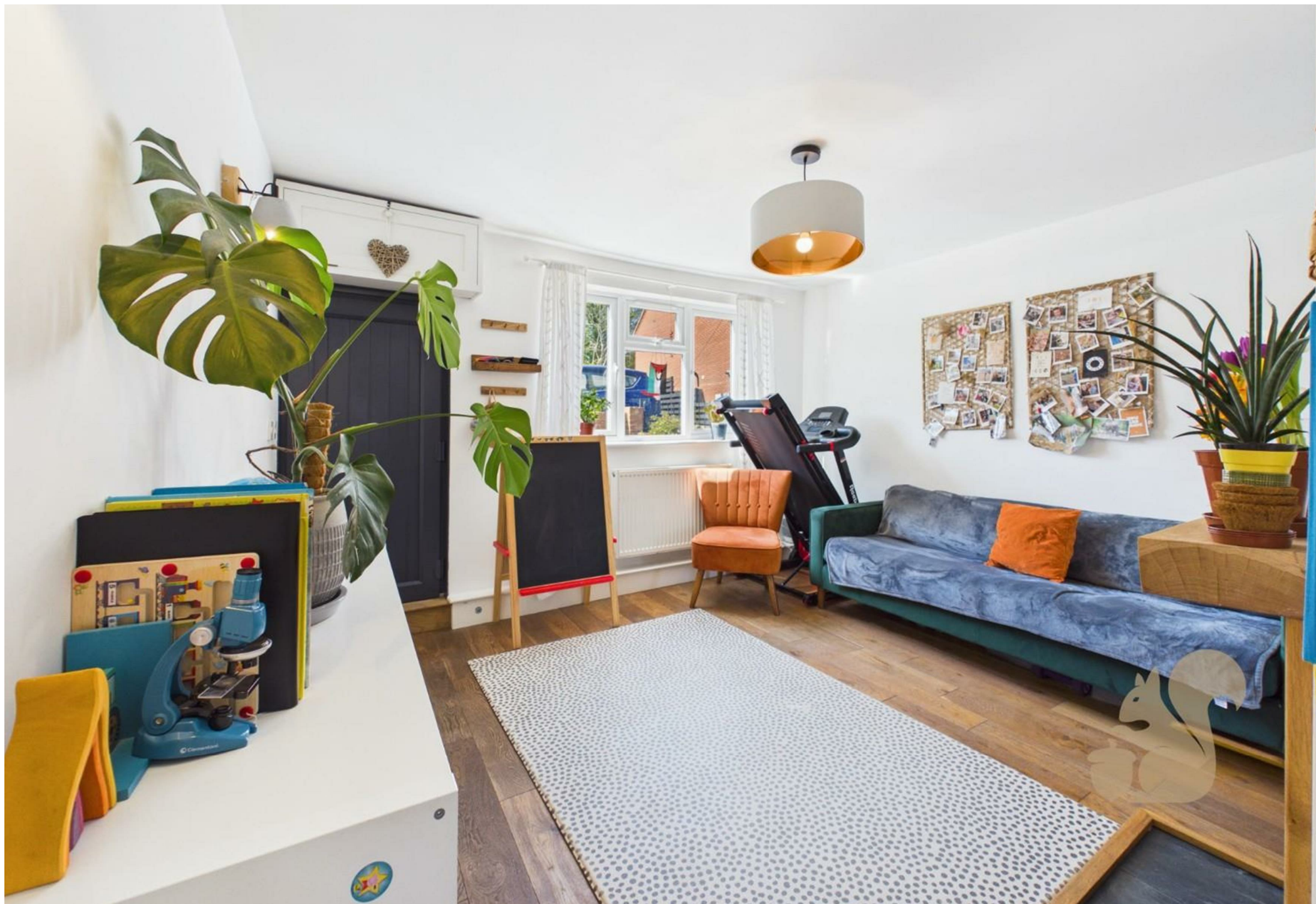
Externally, the property benefits from a particularly generous rear garden, extending to a considerable length and mainly laid to lawn—ideal for families or keen gardeners. To the rear of the garden, a decked seating area with a timber pergola creates a wonderful space for outdoor entertaining and

relaxing.

Combining character, a convenient location and excellent outdoor space, this delightful cottage presents an ideal opportunity for first-time buyers, downsizers or investors alike. Early viewing is highly recommended.

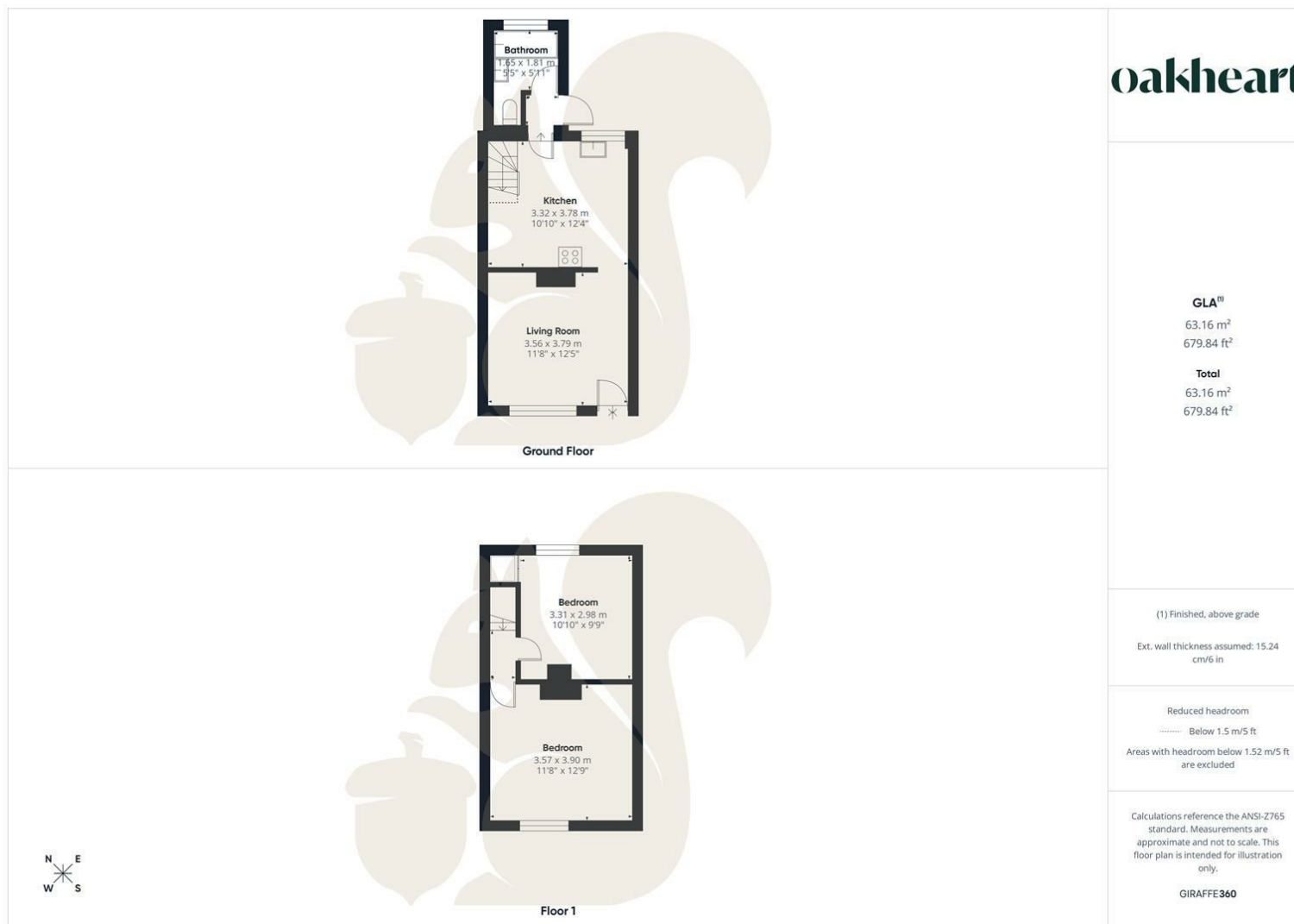
Call Oakheart today to arrange your viewing!











Local Authority:

Tenure:  
Freehold

Council Tax Band:  
A

### 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>                                   | 68                         | 77        |
| (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<br>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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**oakheart**