

oakheart



£200,000

Offers In The Region Of  
Upper East Street, Sudbury



A spacious three-bedroom first floor maisonette ideally located within walking distance of Sudbury Town Centre and train station – offered with no onward chain.

This well-presented property is perfect for first-time buyers, investors, or anyone looking for a low-maintenance home in a convenient location. Set on the first floor, the property benefits from its own private entrance via a ground-floor porch, with stairs leading

up to a bright and airy hallway. The accommodation includes a modern fitted kitchen with a range of matching wall and base units, stainless steel sink and drainer, and space for appliances. The dual-aspect lounge is light and welcoming—ideal for relaxing or entertaining. There are three well-proportioned bedrooms, each with built-in wardrobes offering useful storage. The main bedroom features two Velux windows, adding to the bright and airy feel. The

bathroom is fitted with a white suite including a bath with shower over, wash hand basin, low level WC, extractor fan, heated towel rail, and a double glazed window.

Additional benefits include gas central heating, double glazing throughout, and two allocated parking spaces to the front of the property.

Call Oakheart today to arrange your viewing!

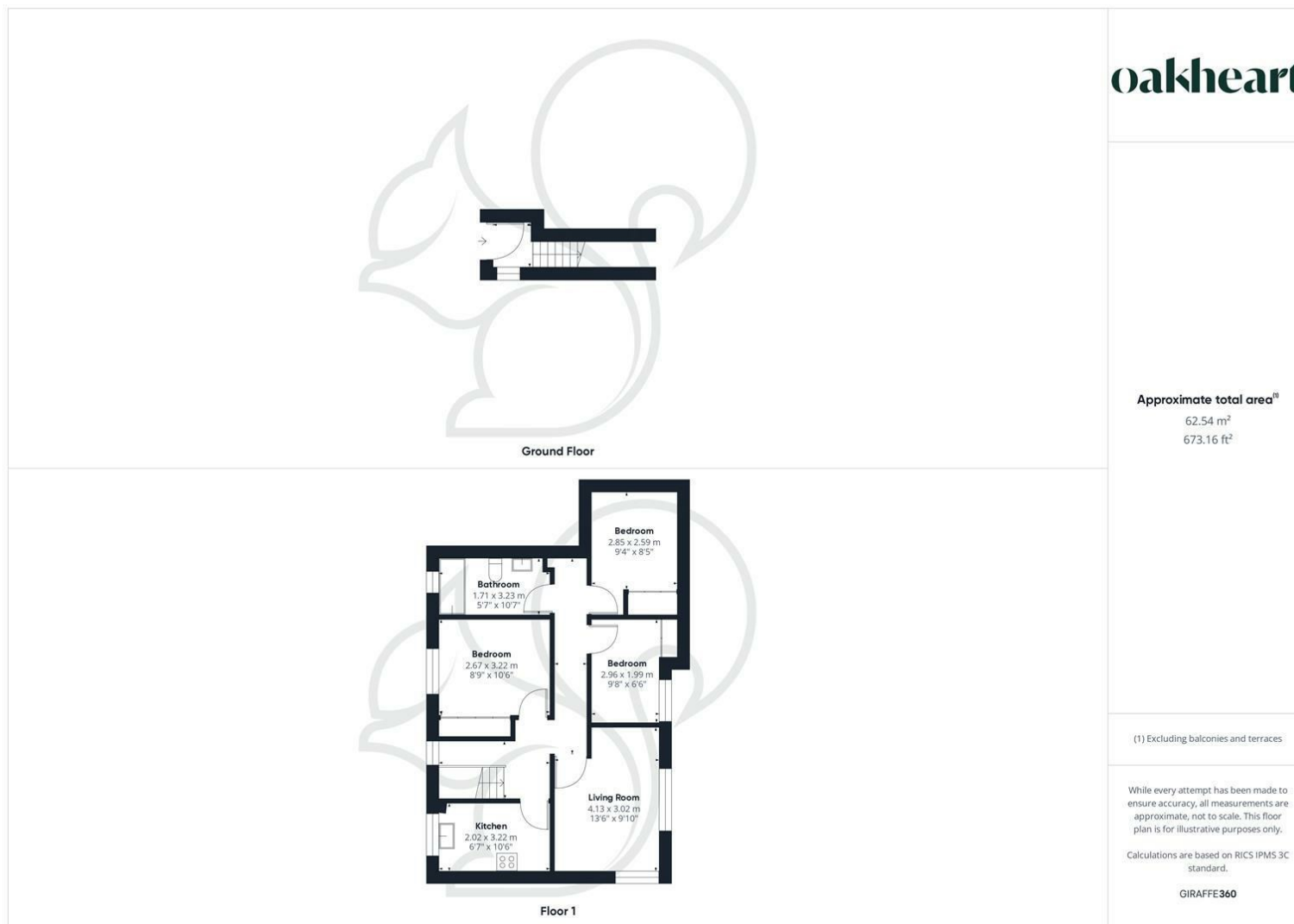












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Approximate total area<sup>®</sup>  
62.54 m<sup>2</sup>  
673.16 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

**Local Authority:**

**Tenure:**  
Leasehold

**Council Tax Band:**  
A

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(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>		
Not energy efficient - higher running costs		
<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  
01787 322 322  
sudbury@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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