

oakheart

£220,000

Offers Over
Henny Street, Great Henny



Located in the highly sought after Village of Henny is this attractive end of terrace property that is offered for sale with no onward chain. It is the perfect first time home for those looking for a DIY project in an amazing rural Village on the outskirts of Sudbury Town.

This quaint property is located in a peaceful mews in Henny just a short walk from a highly popular Pub. It has a pretty red brick facade and traditional cottage style front garden that provides access to the porch. To the rear of the house is the garage and parking which forms part of a shared rear access with the neighbours. The garage is a generous size with space for a vehicle or those with home hobbies who may need a home gym or workshop.

The garden is accessed behind the garage and is a well tended stretch of lawn that extends down to the River Stour. This rare opportunity provides an idyllic back drop from the garden making it a wonderful outside space to enjoy year round. The garden also sides onto established green space with fields behind. The garden is where the oil tank is located as well as the sewage/drainage for the property.

Internally the property requires some modernisation but is bright and well appointed throughout. The front porch provides useful convenience for keeping shoes and coats separate from the living space. It opens to reveal a bright front aspect living room that comfortably hosts two sofa suites as well

as the original timber gap staircase to the first floor. The living room enjoys a multi-fuel burner with a stone tiled hearth and timber mantle over; wall lights, carpeted flooring and solid timber internal doors. At the rear aspect is the well designed kitchen that opens into the lean to dining area. The kitchen briefly comprises; Solid timber units at eye and low level, glass fronted cabinets, traditional mosaic tiled splash backs, the oil boiler, freestanding cooker, space for a washing machine and a stainless steel sink and drainer.











Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
B



Approximate total area⁽¹⁾

59 m²
635 ft²

Reduced headroom
1.6 m²
17 ft²

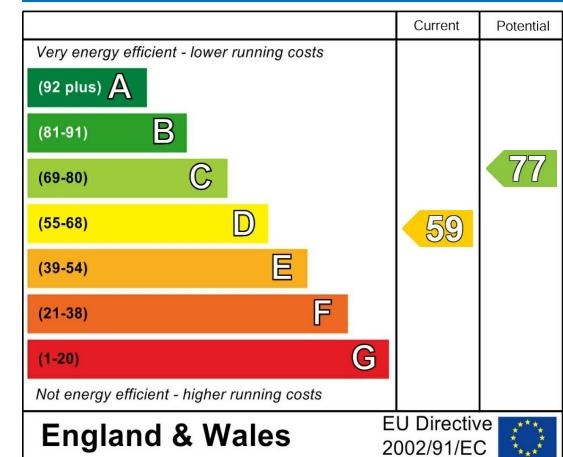
(1) Excluding balconies and terraces.

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

Energy Efficiency Rating



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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