

**oakheart**



£230,000

Offers In The Region Of  
Harp Close Road, Sudbury

Located on the ever-popular Harp Close Road in Sudbury, just a short distance from the town centre and picturesque Water Meadows, this charming two-bedroom Victorian terrace offers characterful living with modern comforts.

The property opens into a generous living room featuring a welcoming fireplace, creating a cosy focal point to the space. This leads through to a recently fitted kitchen/diner, offering ample room for cooking and dining, with stairs rising to the first floor. The kitchen features a range of base and wall mounted units topped with timber effect work surfaces, space for an oven, four ring electric hob, stainless steel extractor fan, stylish black tiled splash backs and an inset stainless steel sink and drainer unit with chrome mixer tap.

Beyond the kitchen is a useful boot room providing practical storage and direct access to the rear garden. From here, a ground floor WC/utility area can also be accessed, adding further convenience. Upstairs, the home features two well-sized double bedrooms. The family bathroom is positioned off the second bedroom, in keeping with the traditional Victorian layout. The bathroom enjoys a partially tiled finish featuring a panel bath with shower over the tub, a low level WC and wash hand basin.

Externally, the property enjoys a mature south-facing rear garden stretching approximately 90ft, offering an ideal space for outdoor dining, gardening, or simply relaxing in the sun.

This characterful home is perfectly placed for easy access to local amenities, riverside walks, and transport links, making it an excellent opportunity for first-time buyers, downsizers, or investors.

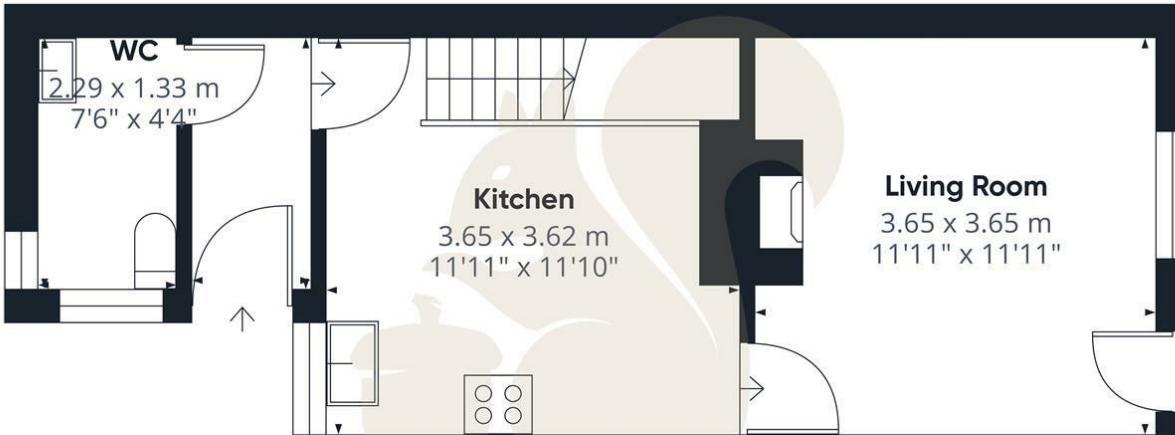
Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1



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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

60.6 m<sup>2</sup>  
652 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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