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£235,000

Price Guide
Rye Hill, Sudbury

**** GUIDE PRICE £235,000-£245,000**** This chain-free two-bedroom bungalow is located in the highly sought-after area of Rye Hill, Great Cornard. Offering a blend of comfort and convenience, the property is ready to move into and is ideal for first-time buyers, down-sizers, or investors.

Inside, the spacious living room features French

doors that open onto a low-maintenance courtyard garden, perfect for an outdoor seating area. The kitchen is well-equipped, while the family bathroom adds a contemporary touch. Both bedrooms are generously sized, making the home suitable for a variety of needs.

To the front, the property benefits from a

hard-standing area, providing off-road parking. The rear courtyard garden is designed for easy maintenance, offering a peaceful outdoor retreat.

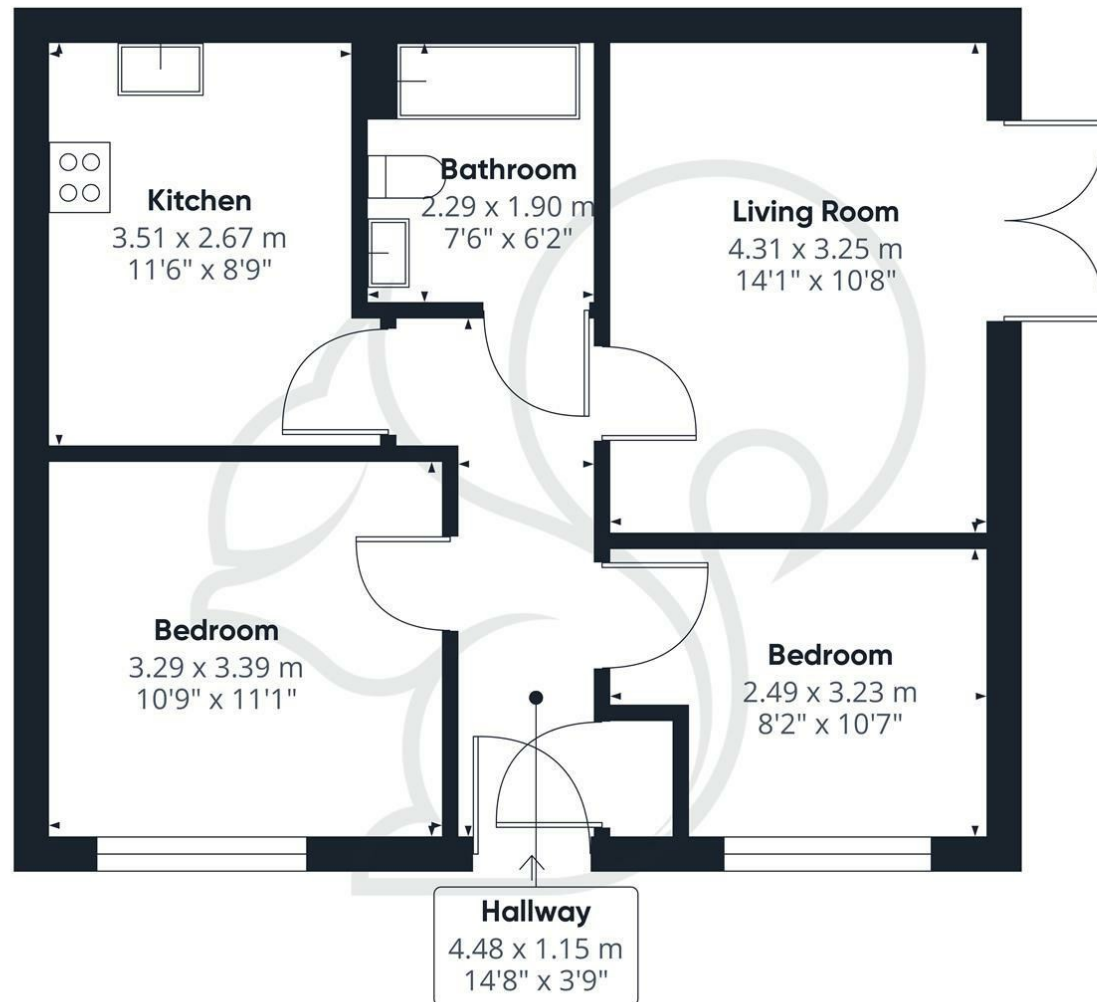
With no onward chain and located in a desirable neighbourhood, this property presents an excellent opportunity for anyone looking for a low-maintenance home in a fantastic location. Contact us today to arrange a viewing.











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Approximate total area[®]
53.25 m²
573.18 ft²

(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:
Babergh

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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