

## Summary

A two bedroom mid terraced house located in the sought after town of Sudbury. Also boasting a bathroom on the first floor, sitting room and kitchen. The rear garden benefits from a south west facing aspect. Walking distance to ample amenities. No onward chain.

## Description

### Approximate Room Sizes

**THE LOCATION** Sudbury presents an inviting shopping experience with a diverse array of stores catering to various needs. The town is renowned for its vibrant Thursday and Saturday markets, where locals and visitors can explore stalls offering fresh produce, artisan goods, and more. Dining options in Sudbury are abundant, with a mix of restaurants, cafes, and traditional English pubs. You can relish everything from classic British dishes to international cuisine, often prepared with locally sourced ingredients. For culture enthusiasts, Sudbury has much to offer. It's steeped in history and home to attractions like Gainsborough's House, the birthplace of the famous artist Thomas Gainsborough, and the exquisite St. Peter's Church. The Quay Theatre hosts live performances and cultural events, enhancing the town's cultural scene.

Nature lovers will find the picturesque countryside surrounding Sudbury perfect for walking, cycling, and leisurely strolls along the scenic River Stour. The town itself boasts parks and green spaces for relaxation and

recreational activities. Families will appreciate the variety of educational institutions, including primary and secondary schools, and further education colleges. Sudbury's healthcare facilities are conveniently accessible, with the Sudbury Community Health Centre and numerous pharmacies offering essential services.

The town's excellent transportation links make it an ideal home base for those wishing to explore nearby towns and regions. Sudbury has its own train station, providing direct connections to London Liverpool Street and neighbouring towns. Reliable bus services further expand the connectivity, making it easy to venture out and explore. Station Road in Sudbury also opens the door to a world of neighbouring towns to explore. A short drive away is Long Melford, known for its historic village, antique shops, and the grand Holy Trinity Church. A 30-minute drive takes you to Bury St. Edmunds, a thriving market town with historical attractions like the Abbey Gardens and a wide array of shopping and dining options. Heading south, you'll discover Colchester, a vibrant town with a rich history, a zoo, a castle, and various

cultural attractions. To the east lies Ipswich, approximately 20 miles away, offering an even broader spectrum of amenities, including shopping centres, museums, and a lively waterfront area.

**THE PROPERTY** Entering the property into a warm and inviting sitting room, ideal for relaxation and family time. The large windows allow for plenty of natural light, enhancing the room's welcoming atmosphere. A spacious kitchen/dining area perfect for preparing family meals. Equipped with contemporary fittings and ample storage, it offers a cosy yet functional space.

There are two bedrooms on the first floor. Bedroom one overlooks the front aspect, whilst bedroom two overlooks the rear.

A modern family bathroom fitted with a bath, sink unit with storage underneath, and toilet.

Enjoy the benefits of a south west-facing garden that gets sunlight throughout the day and also benefits from a patio.

Furthermore, it has a shed which is staying.

**AGENTS NOTE** Council & Council Tax Band – Band A - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 900 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodaphone. (Ofcom data)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

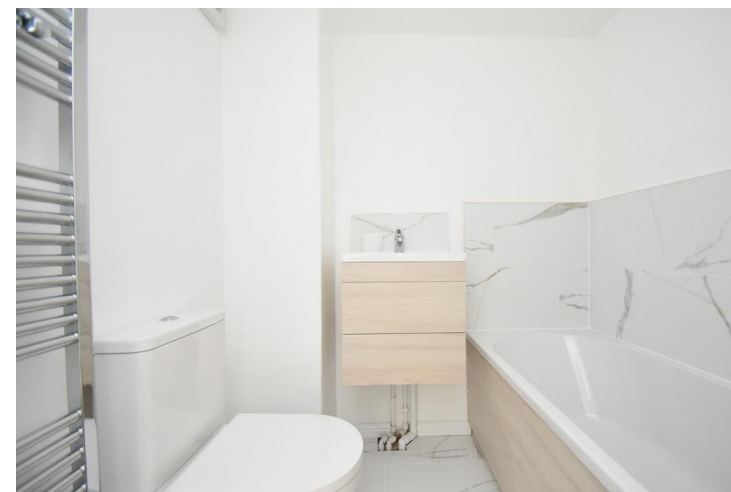
Tenure – Freehold

Post Code – CO10 1UB

Viewings by appointment

Bychoice Estate Agents

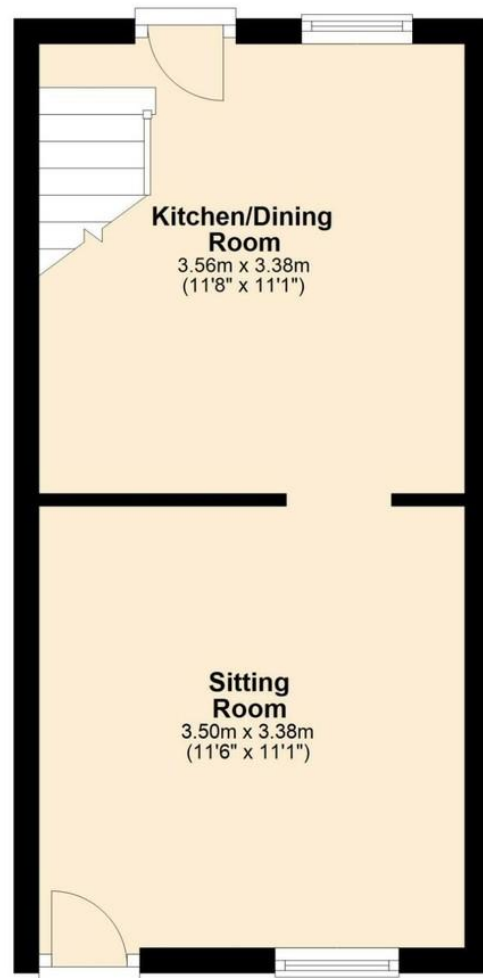
Tel: 01787 468400





## Ground Floor

Approx. 24.2 sq. metres (260.6 sq. feet)



## First Floor

Approx. 24.2 sq. metres (260.6 sq. feet)



Total area: approx. 48.4 sq. metres (521.3 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.

If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



## Upper East Street | Sudbury | CO10 1UB

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Offers In Excess Of £190,000

- Two Bedrooms
- Sitting Room
- Kitchen
- First Floor Bathroom
- South West Facing Garden
- Town Centre Location
- Walking Distance To Train