

Description

Approximate Room Sizes

THE PROPERTY Enter through the front door into a welcoming living area featuring a window to the front, an under-stair cupboard, and charming exposed beams. The kitchen showcases an exposed brick wall, a range of cupboards with worksurfaces, an integrated single oven, a gas hob with an extractor fan, and a rear window. The back door opens to a quaint courtyard garden. Stairs from the kitchen lead to the first-floor landing, providing access to the master bedroom and bathroom.

The master bedroom includes a front-facing window and exposed beams. The bathroom is equipped with a panelled bath, WC, pedestal sink, and an airing cupboard, with a window to the rear. Ascend to the second floor to find a second bedroom, with stairs leading directly into the room, featuring restricted height, exposed beams, and a Velux window to the rear.

The rear courtyard garden is laid to patio, enclosed by a brick wall and timber fencing, offering a private outdoor space.

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.

SITTING ROOM 13' 9" x 11' 10" (4.20m x 3.63m)

KITCHEN 17' 0" x 6' 8" (5.20m x 2.05m)

BEDROOM 1 12' 2" x 11' 11" (3.72m x 3.65m)

BEDROOM 2 11' 7" x 10' 8" (3.54m x 3.27m)

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

Tenure – Freehold

Property Construction – 18th century grade II listed timber framed and plastered

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 available with EE, Three, O2 & Vodaphone. (Ofcom data)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Freehold

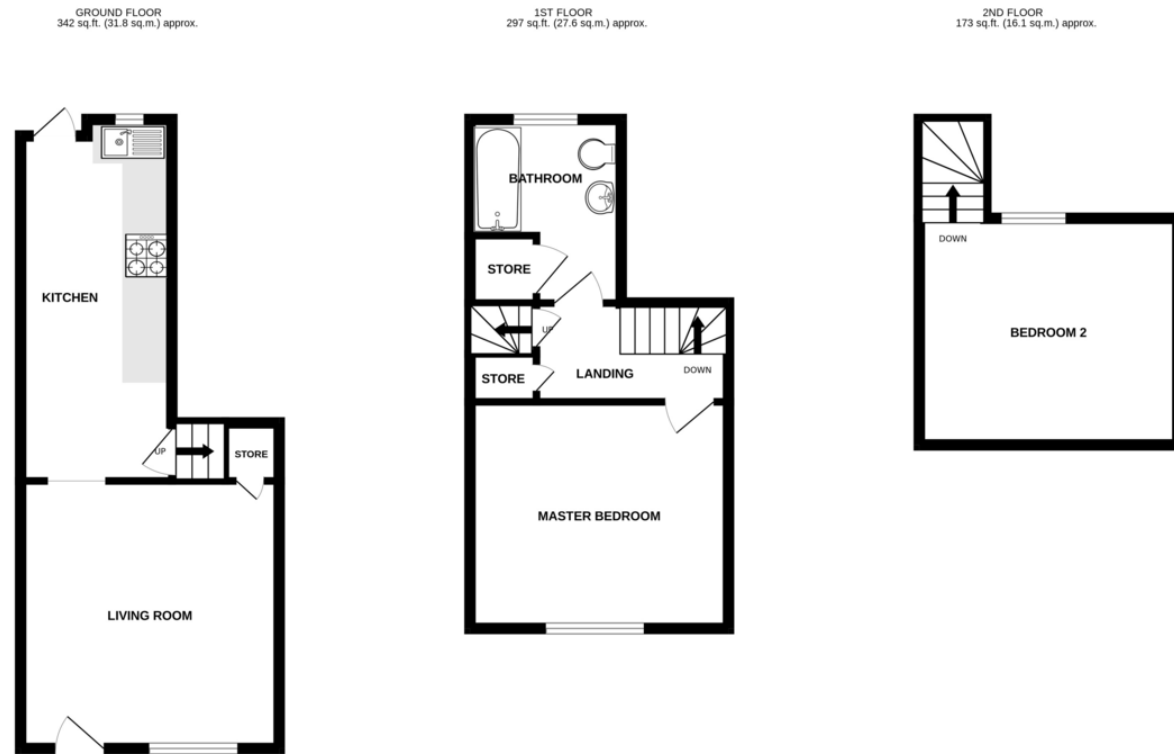
Post Code – CO10 2DA

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



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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		
69-80	C		75 C
55-68	D		
39-54	E	51 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

Ballingdon Street | Sudbury | CO10 2DA

£180,000

A grade II listed two bedroom cottage boasting a sitting room, kitchen, first floor bathroom and courtyard garden. Walking distance to Sudbury water meadows, train station and town centre. NO ONWARD CHAIN.

- Two Bedrooms
- Grade II Listed
- Sitting Room
- Kitchen
- First Floor Bathroom
- Courtyard Garden
- Walking Distance To Town Centre & Train Station