

## Description

**THE PROPERTY** Entering through the Upvc front door, you're greeted by the lounge area, featuring a double glazed window to the front aspect and a feature fireplace (not tested) that adds character to the space. A radiator provides warmth, and there's a convenient door leading to the kitchen. In the kitchen, you'll find another double glazed window, this time overlooking the rear aspect. A range of base and eye level units offer ample storage, while a one and a half bowl sink with a mixer tap adds functionality. Built-in appliances include an electric oven, gas hob, and extractor hood. The tiled floor complements the aesthetic, and there's an under stairs cupboard for additional storage. Stairs lead to the first floor, and a double glazed door provides access to the rear garden.

Ascending the stairs to the landing, you'll find a cupboard and a double glazed window to the front aspect, along with doors leading to the bedrooms and bathroom. Bedroom One features a double glazed window to the rear aspect, radiator, built-in wardrobes, and a built-in cupboard. The bathroom boasts a double glazed window to the front aspect and includes a low-level WC, wash hand basin, panel bath with an electric shower over, and a shower screen. Part

tiled walls complement the space, and a radiator provides warmth.

Moving to the second floor, you'll find stairs leading to two additional bedrooms. Bedroom Two offers a double glazed window to the front aspect and a radiator. Bedroom Three features a double glazed window to the rear aspect and a radiator.

Outside, the enclosed rear garden includes a shed and is mainly laid to slabs, providing a low-maintenance 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.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

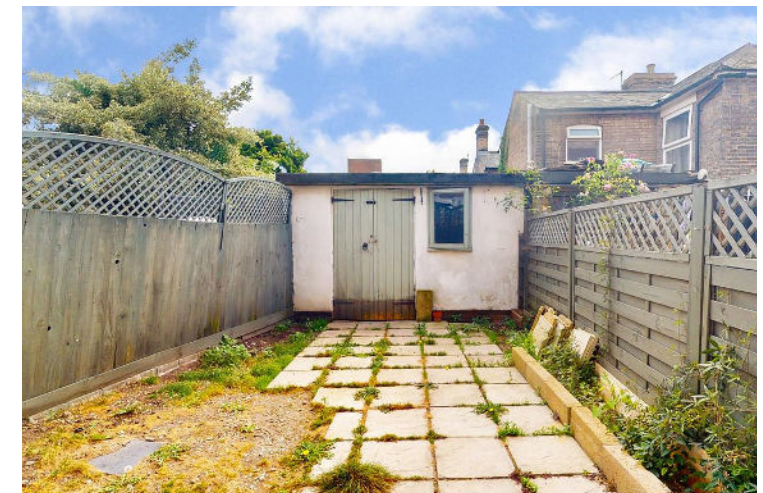
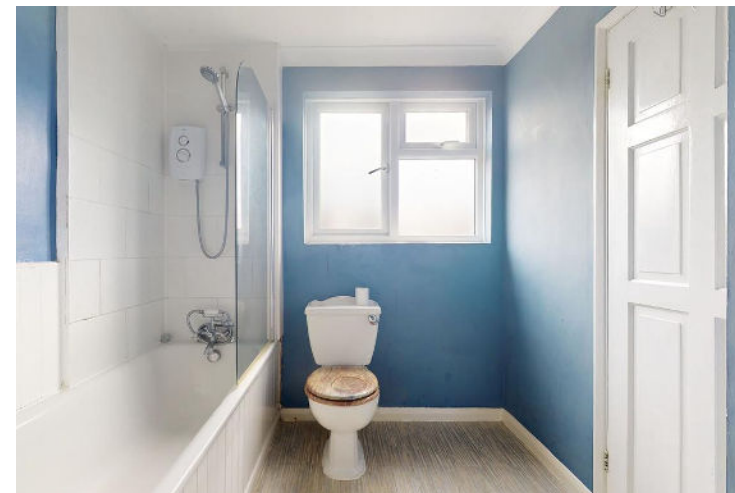
Services – Gas Central Heating, Mains Drainage, Water, Electric

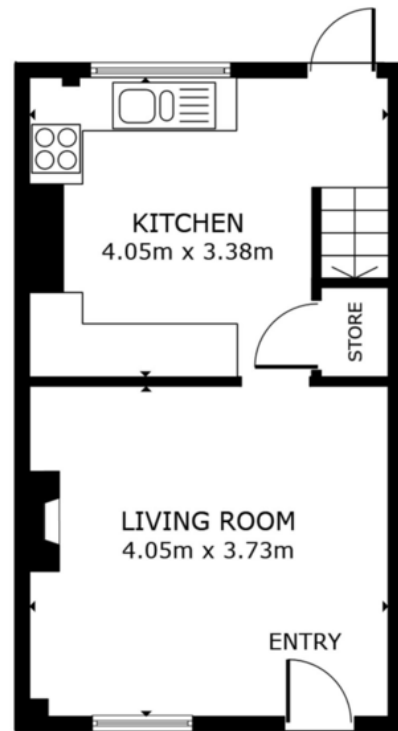
Post Code – CO10 1JB

Viewings by appointment

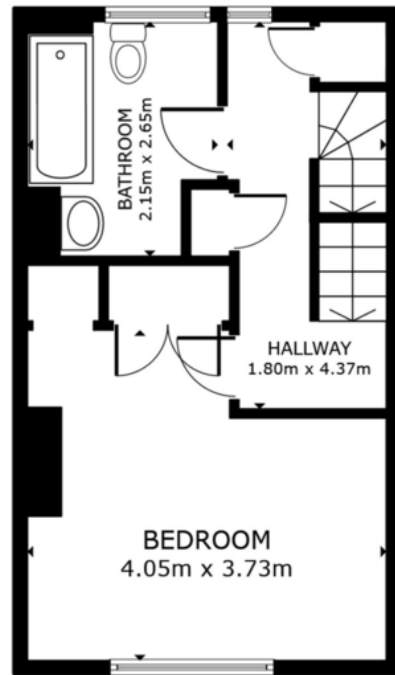
Bychoice Estate Agents

Tel: 01787 468400

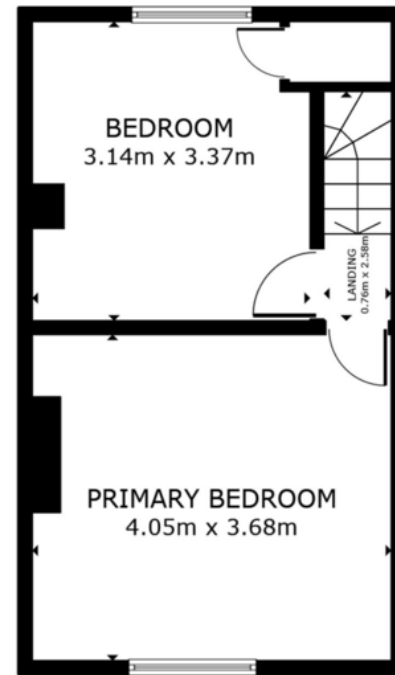




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 29.5 m<sup>2</sup> FLOOR 2 29.2 m<sup>2</sup> FLOOR 3 29.2 m<sup>2</sup>  
 EXCLUDED AREAS : PATIO 19.0 m<sup>2</sup> STORE ROOM 8.6 m<sup>2</sup>  
 TOTAL : 87.8 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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		82 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

### New Street | Sudbury | CO10 1JB

£230,000

A three bedroom town house, boasting ample living accommodation with a sitting room, kitchen and family bathroom. Private rear garden and walking distance to ample amenities found in Sudbury town centre.

- Three Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- Private Garden
- Walking Distance To Ample Amenities