

## Summary

**Ideal for first time buyers or investors. Two bedrooms, family bathroom, large lounge, kitchen. Good sized rear garden. Off road parking. NO ONWARD CHAIN.**

## Description

### Approximate Room Sizes

#### THE LOCATION

Talbot Road in Sudbury is situated within this charming market town, where history and modern conveniences harmoniously coexist. This location mirrors the town's unique blend, creating a warm and inclusive community while providing effortless access to a wide range of amenities and neighboring towns.

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 neighboring 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 neighboring 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 centers, museums, and a lively waterfront area.

**THE PROPERTY:** Upon entry, you'll find an open entrance hall, with a storage cupboard to side, and access to various rooms.

To the front of the property, is a generously proportioned main living area, with bay window to the front and a spiral staircase leading to the first floor and door leading to a bright kitchen space, with a combination of wall and base cupboards and complimentary work surfaces. With space for freestanding cooker, fridge/freezer and plumbing for washing machine. Access into the rear garden.

Upstairs, the landing provides access to the loft and two comfortable bedrooms. The accommodation is completed with the family bathroom, which includes a panel-enclosed bath with a wall-mounted electric shower, a WC, a wash hand basin.

The front of the property offers pathway leading to the entrance, the rear garden is predominantly laid to lawn with spacious patio area and is enclosed by wood panel fencing, perfect for outdoor enjoyment. The rear garden provides rear access and leads to the properties allocated parking space behind.

LIVING ROOM WITH BAY WINDOW: 18' 07" x 12' 08" (5.66m x 3.86m)

KITCHEN: 12' 08" x 7' 05" (3.86m x 2.26m)

BEDROOM ONE: 12' 08" x 8' 02" (3.86m x 2.49m)

BEDROOM TWO: 10' 07" x 7' 07" (3.23m x 2.31m) With fitted cupboards.

BATHROOM: 7' x 4' 08" (2.13m x 1.42m)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Gas, Water & Electric

Post Code – CO10 1WD

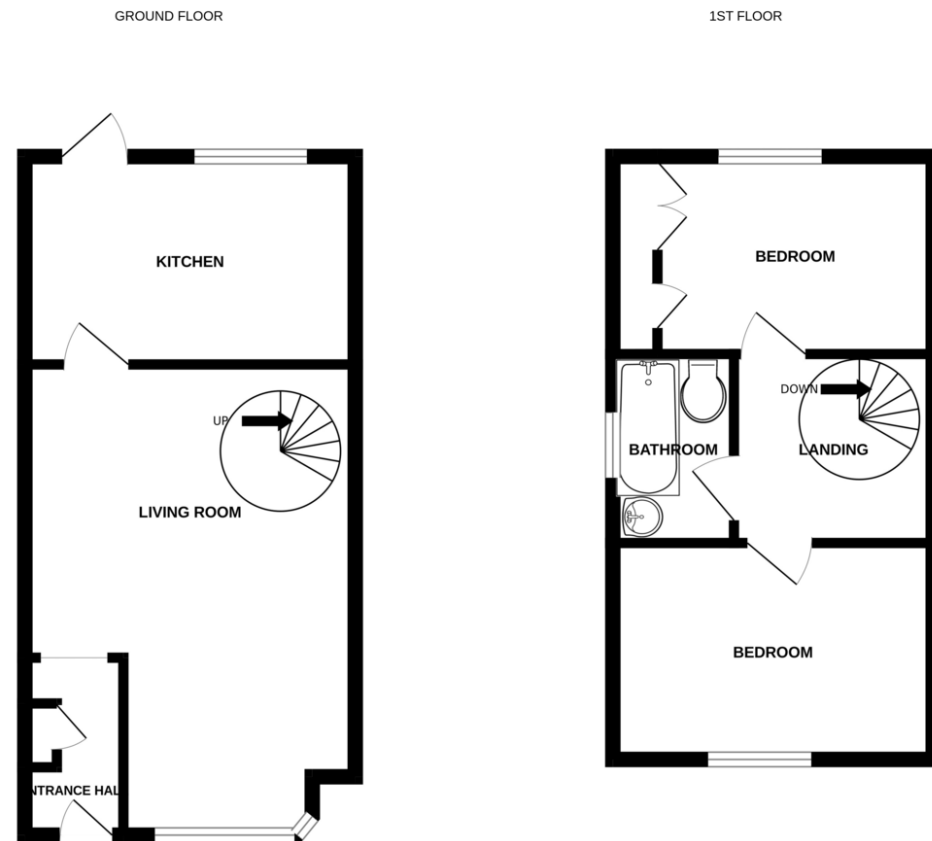
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







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.  
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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.

**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(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	

## Talbot Road | Sudbury | CO10 1WD

£195,000

IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT.  
Two bedrooms, family bathroom, large lounge, kitchen. Good sized rear garden. Off road parking. NO ONWARD CHAIN.

- Ideal first time or investment purchase
- 2 Bedrooms
- 1st Floor Bathroom
- Good Size Rear Garden
- Allocated Parking