

Guide Price £190,000

Girling Street, Sudbury



THE PROPERTY

Tucked away off Girling Street via a quiet walkway, this detached two-bedroom home offers both privacy and convenience, just moments from Sudbury town centre. A light-filled conservatory welcomes you into the property, doubling as an entrance hall with views over the garden.

The cosy sitting room, complete with fireplace, creates a warm, inviting atmosphere and leads to the dining room, which flows into a well-equipped kitchen overlooking the garden. An inner hall provides access to a utility area with plumbing for a washing machine and a ground-floor bathroom fitted with a bath and shower over, WC, and wash basin.

Upstairs are two well-proportioned bedrooms, offering comfortable accommodation. Outside, the home enjoys generous garden space in a peaceful setting, ideal for outdoor relaxation.

THE LOCATION

Sudbury is a thriving market town offering a wide range of shops, cafés, restaurants, and traditional pubs. Regular Thursday and Saturday markets bring local produce and artisan goods to the town centre, creating a lively community atmosphere.

Culturally rich, Sudbury is home to Gainsborough's House, St. Peter's Church, and the Quay Theatre. Nature lovers can enjoy riverside walks along the Stour, local parks, and scenic countryside perfect for walking or cycling.

Families benefit from local primary and secondary schools, as well as further education options. Healthcare is well catered for, with a community health centre and several pharmacies nearby.

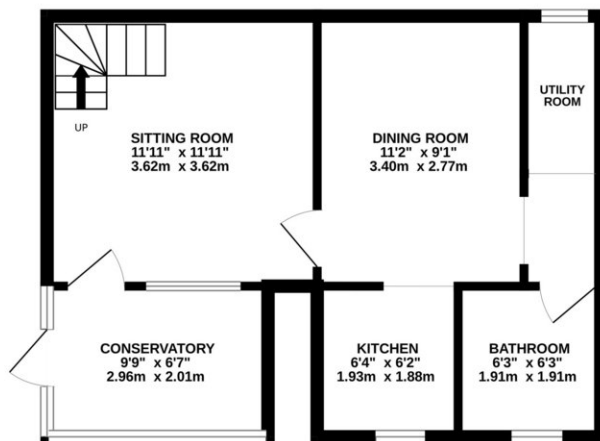
The town's train station provides direct services to London Liverpool Street, while bus routes connect you to nearby attractions. Explore historic Long Melford, bustling Bury St. Edmunds, or coastal Ipswich—all within easy reach. With its blend of history, culture, and connectivity, Sudbury offers an exceptional lifestyle in the heart of Suffolk.



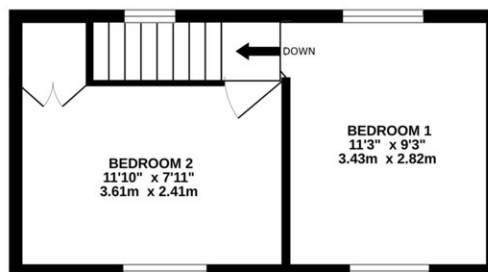




GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 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.
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Council & Council Tax Band – Band B -
Babergh District Council

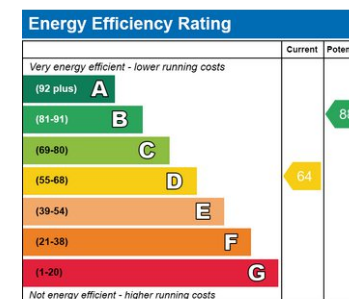
Tenure – Freehold

Property Construction – Standard Brick
Construction

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

Broadband - Ultrafast broadband with
downloads speeds of up to 1000 Mbps
and upload speeds of up to 220 Mbps
(Ofcom data)

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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS