



**Start Bid - £130,000**

Cedar Walk, Acton, Sudbury





## THE PROPERTY

The front garden leads to an entrance hall providing access to the kitchen and sitting/dining room. The kitchen features matching wall and base units, an inset hob, an integrated oven, a fridge/freezer, a stainless-steel sink with mixer taps, and space for a washing machine. A window overlooks the front garden, filling the space with natural light.

The sitting room has a double-glazed window with front garden views and opens to an inner hall leading to the bedrooms and bathroom. Both bedrooms have double-glazed doors opening onto the rear garden. The bathroom includes a panelled bath with a shower over, a WC, and a washbasin.

The low-maintenance rear garden features wooden decking, a paved patio, and an artificial lawn. A timber shed is included, and the property benefits from a garage en bloc at the rear.

## THE LOCATION

Acton, a picturesque Suffolk village, offers a charming countryside lifestyle with essential amenities. Landmarks include All Saints Church, The Crown Inn pub, and a Village Hall hosting events. Acton Primary School serves local families, while green spaces and footpaths provide scenic walking and cycling opportunities. The village shop, with a post office, adds convenience.

Nearby, Sudbury (4 miles) offers historic architecture, shopping, and leisure. Long Melford, Lavenham, and Bury St. Edmunds provide additional attractions, while Ipswich (20 miles) offers broader amenities. Acton balances rural tranquillity with easy access to vibrant nearby towns.

**THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION** - Please enquire for details and terms of the auction. Buyer fees are applicable.







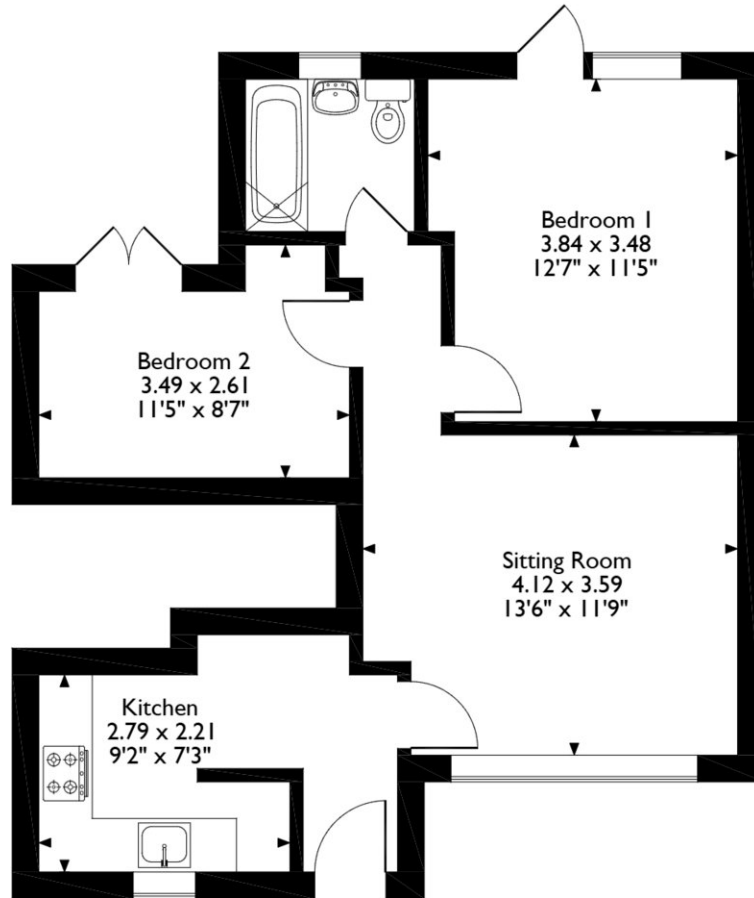








Cedar Walk, Acton, Sudbury, Suffolk  
Approximate Gross Internal Area  
52 Sq M/560 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Council & Council Tax Band – Babergh  
District Council - Band B

Tenure – Leasehold

Lease Length – 948 Years Remaining

Service Charge – We understand there is  
no service charge payable for this property

Ground Rent – We understand the ground  
rent is set at £1 per annum

Broadband – Superfast broadband  
available. 80 Mbps download speed & 20  
Mbps upload speed. (Ofcom Data)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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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