

£220,000

New Street, Sudbury



THE PROPERTY This three-bedroom townhouse offers a warm and inviting home. The entrance opens into the living room, featuring a built-in fireplace and a large front-facing window that fills the space with natural light. The open-plan layout flows into a well-equipped kitchen with a built-in hob, extractor fan, ample storage, and space for a washing machine. A large window overlooks the private rear garden, with a door providing direct access, ideal for entertaining or relaxing.

On the first floor, the second bedroom benefits from a generously sized window, enhancing the light and airy feel. The bathroom includes a bath with an overhead shower, sink with pedestal, and toilet. The master and third bedrooms are on the second floor, with the third bedroom featuring a built-in storage cupboard. The private rear garden includes a shed, perfect for storage or use as a workshop.

THE LOCATION Sudbury offers a vibrant shopping scene, weekly markets, and a variety of dining options, from traditional pubs to international cuisine. Cultural highlights include Gainsborough's House, St. Peter's Church, and live performances at The Quay Theatre.

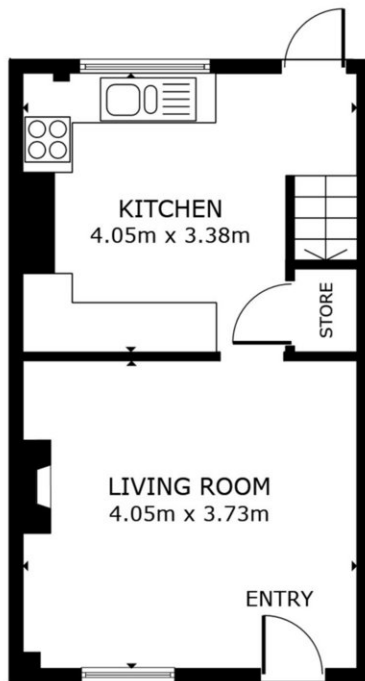
Nature lovers will enjoy scenic walks along the River Stour and Sudbury's green spaces. Families benefit from excellent schools and accessible healthcare facilities.

Sudbury's transport links are ideal for commuters, with a train station providing direct connections to London Liverpool Street. Bus services and nearby towns like Long Melford, Bury St. Edmunds, Colchester, and Ipswich offer additional amenities, making this a desirable location.

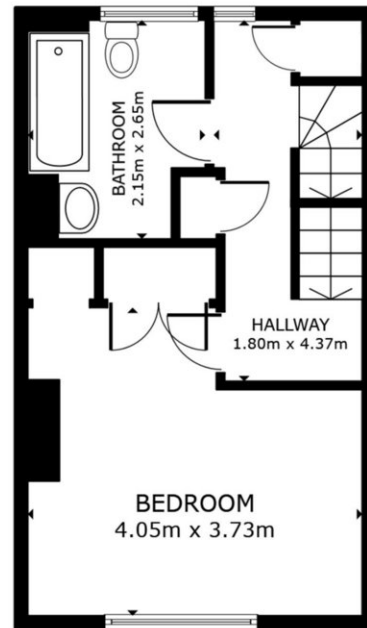




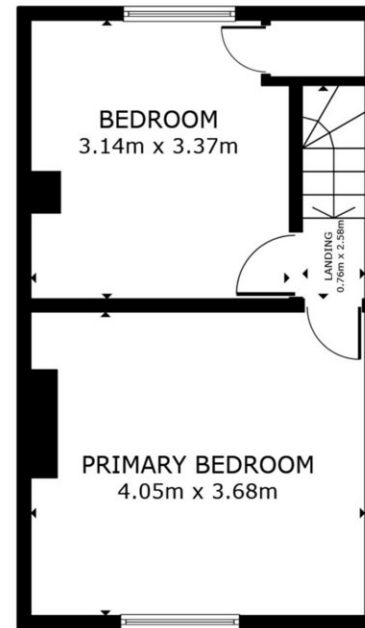




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 29.5 m² FLOOR 2 29.2 m² FLOOR 3 29.2 m²
 EXCLUDED AREAS : PATIO 19.0 m² STORE ROOM 8.6 m²
 TOTAL : 87.8 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

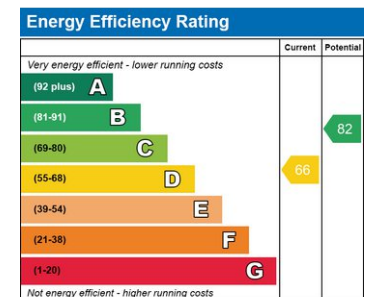
Tenure – Freehold

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
 indoors with EE, Three, O2 & Vodafone.
 (Ofcom data)

Property Construction – Standard Brick
 Construction

Utilities – Mains Water, Mains Electric,
 Mains Drainage, Gas Central
 Heating (newly fitted hot water tank and
 boiler)



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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