

**£200,000**

Betty Cocker Grove, Sudbury





## THE PROPERTY

This three-bedroom home is offered with a tenant in situ, presenting a superb investment opportunity.

The spacious entrance hall leads to a bright living room featuring a charming fireplace and double doors to the dining room. A downstairs W/C adds convenience.

The dining room flows through to both the kitchen and conservatory. The kitchen is well-fitted with an integrated hob, oven, and sink, and has direct access to the generous conservatory, which opens out to the private rear garden—ideal for entertaining or relaxing.

Upstairs offers three well-proportioned bedrooms, with built-in storage in bedroom three and on the landing. The family bathroom comprises a bath with shower over, toilet, and pedestal sink.

Outside, the home enjoys a private rear garden with side access and off-road parking to the front.

## THE LOCATION

Sudbury offers a rich blend of local amenities and countryside charm. Its bustling Thursday and Saturday markets bring fresh produce and artisan stalls to the heart of the town. A wide range of dining options includes cafes, restaurants, and traditional pubs serving local fare.

Cultural highlights include Gainsborough's House, St Peter's Church, and the Quay Theatre. Nature lovers can enjoy the scenic River Stour, parks, and surrounding walking and cycling routes.

Families benefit from a selection of schools and local healthcare facilities, including the Sudbury Community Health Centre.

Excellent transport links include Sudbury's train station with services to London Liverpool Street, plus local bus routes. Nearby towns such as Long Melford, Bury St Edmunds, Colchester, and Ipswich are all within easy reach, offering further shopping, leisure, and cultural attractions.





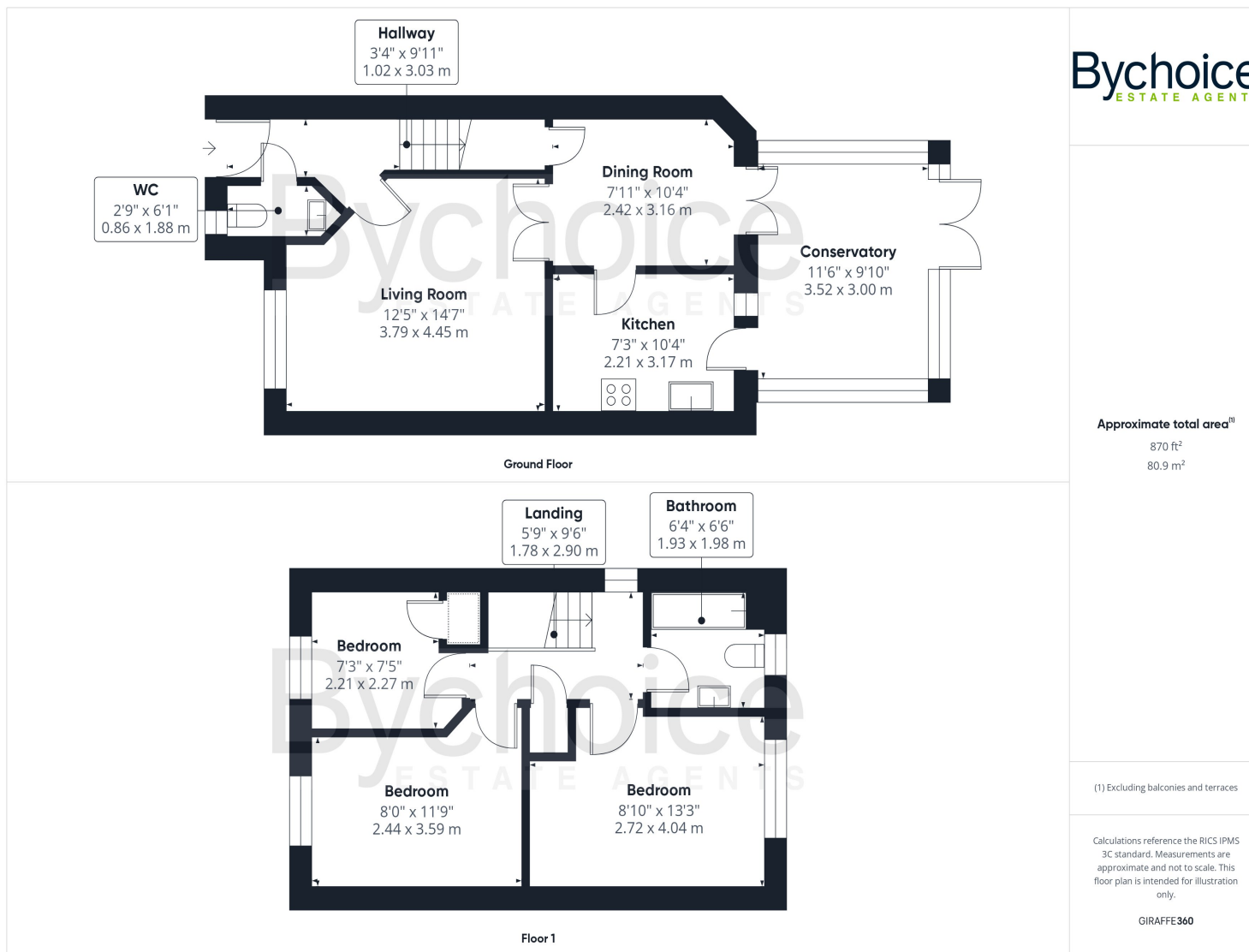












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Council & Council Tax Band – Band C -  
Babergh District Council

Tenure – Freehold

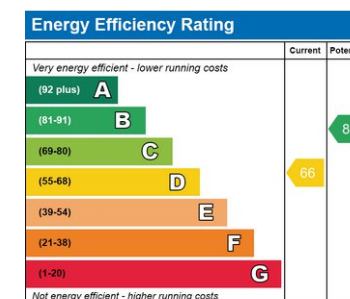
Broadband – Ultrafast broadband with  
downloads speeds of up to 1800 Mbps and  
upload speeds of up to 1000 Mbps (Ofcom  
data)

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

Utilities – Mains drainage, water, electric,  
gas.

Property Construction – Standard Brick  
Construction

Please Note - This property is being marketed  
with a tenant in situ and is available to  
investment purchasers only.



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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.

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