



**£165,000**

**Ballingdon Street, Ballingdon**



## THE PROPERTY

On entering the property, you are greeted by an entrance hall leading to both the kitchen and living room. The front-facing living room enjoys natural light, creating a bright and welcoming space.

The rear kitchen includes integrated appliances such as an oven and hob, an inset sink, and practical storage including a built-in cupboard. Although worktop space is limited, there is direct access to the rear garden.

Upstairs, the bedroom benefits from an en suite shower room with shower, pedestal sink, and toilet. A separate room offers flexibility for use as a home office, study, or extra storage. The private rear garden includes a shed for additional storage.

## THE LOCATION

Sudbury offers a mix of shops, vibrant Thursday and Saturday markets, and an array of dining options, from traditional pubs to international cuisine. Cultural highlights include Gainsborough's House, St. Peter's Church, and The Quay Theatre.

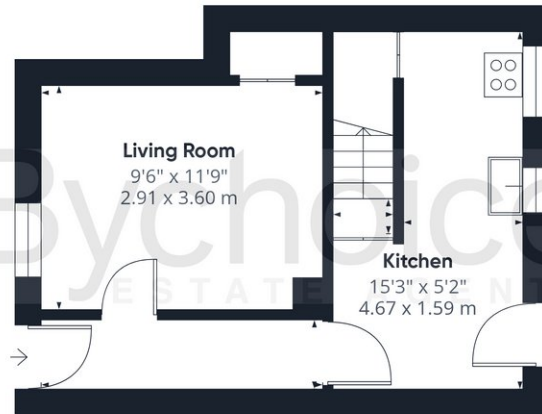
The surrounding countryside is ideal for walking, cycling, and riverside strolls along the River Stour, while the town's parks and green spaces provide further leisure opportunities. Schools, healthcare facilities, and the Sudbury Community Health Centre are all close by.

Transport links are excellent, with a train station offering direct services to London Liverpool Street and neighbouring towns, plus reliable bus routes. Nearby destinations include historic Long Melford, Bury St. Edmunds, Colchester, and Ipswich, each offering their own shopping, dining, and cultural attractions.

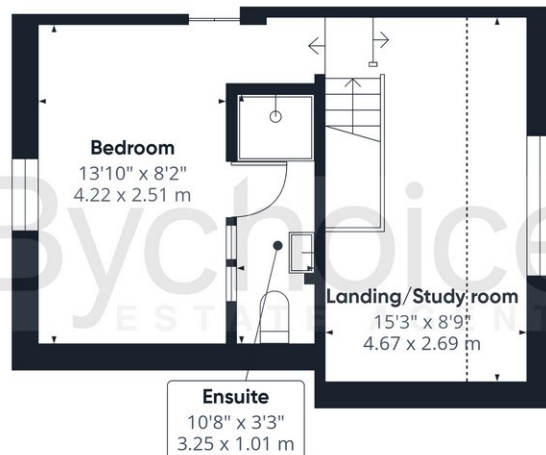








Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

558 ft<sup>2</sup>  
51.9 m<sup>2</sup>

**Reduced headroom**

37 ft<sup>2</sup>  
3.5 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council & Council Tax Band – Council & Council Tax Band – Band A - 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 available with EE, Three, O2 & Vodafone. (Ofcom data)

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

Property Construction – 18th century grade II listed timber framed and plastered (Assumed)

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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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