



£260,000

Middleton Road, Ballingdon



THE PROPERTY

Welcome to this three-bedroom townhouse. The hallway leads to all main ground floor rooms. At the front, a modern kitchen features integrated appliances including oven, hob with extractor, dishwasher, fridge freezer and inset sink, with generous worktops and storage.

To the rear is a bright living room, with window and double doors opening onto the garden. A ground floor WC completes this level.

On the first floor are two bedrooms. The larger enjoys a rear garden aspect, while the second is currently a dressing room but could serve as a guest room or office. A family shower room is also located here.

The top floor is dedicated to a spacious third bedroom with its own en-suite.

Outside, the south-facing rear garden is low maintenance, with patio, artificial lawn, seating area and shed. Gated rear access leads to two off-road parking spaces.

THE LOCATION

Sudbury offers a lively shopping scene, with a variety of stores and the popular Thursday and Saturday markets selling fresh produce and artisan goods. Dining options range from traditional pubs to restaurants and cafés, many using local ingredients.

Cultural highlights include Gainsborough's House art gallery and café, St. Peter's Church arts centre, and The Quay Theatre hosting live performances.

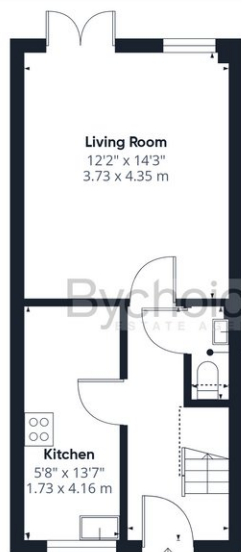
Surrounded by beautiful countryside, Sudbury is perfect for walking, cycling and riverside strolls. The town also has green spaces, schools for all ages, and accessible healthcare via Sudbury Community Health Centre and local pharmacies.

Excellent transport links include Sudbury's train station, with services to London Liverpool Street, plus reliable bus routes connecting nearby towns.

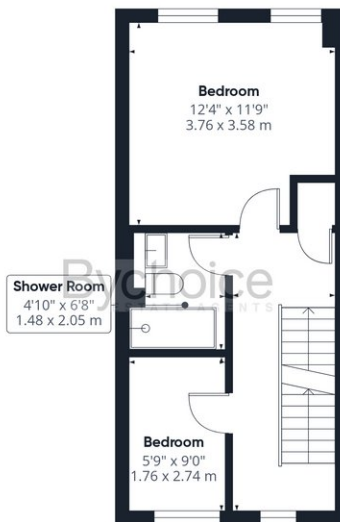








Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾

815 ft²
75.5 m²

Reduced headroom

19 ft²
1.8 m²

(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 C - Babergh District Council

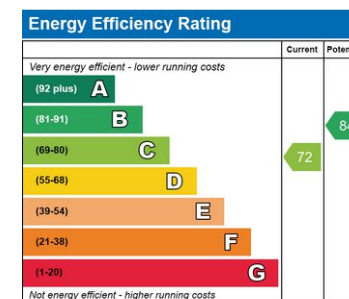
Tenure – Freehold

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

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

Property Construction – Brick Construction



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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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