

**Bychoice**  
ESTATE AGENTS



**£60,000**

Suffolk Square, Sudbury



## THE PROPERTY

Accessed via a staircase, the main accommodation is arranged on the first floor. The space opens into a combined kitchen and living area. The kitchen is fitted with a range of units above and below the worktops, providing useful storage alongside practical preparation space. Integrated features include a sink and extractor fan.

From the living area, the layout leads through to the bedroom, which benefits from built-in storage incorporating shelving and wardrobe space.

The bathroom is accessed from the landing and is well appointed with both a separate bath and a separate shower, along with a wash basin and storage beneath.

## THE LOCATION

Sudbury offers a varied shopping experience with a wide range of independent and national retailers, complemented by popular Thursday and Saturday markets selling fresh produce and local goods. The town provides an excellent selection of restaurants, cafés and traditional pubs, serving both classic British and international cuisine.

Rich in history and culture, Sudbury is home to attractions such as Gainsborough's House, St Peter's Church and the Quay Theatre, which hosts a variety of live performances and events. The surrounding countryside and the River Stour offer scenic walking and cycling routes, while parks and green spaces provide opportunities for leisure and relaxation.

Families are well served by a range of primary and secondary schools, alongside accessible healthcare facilities including the Sudbury Community Health Centre. Transport links are strong, with Sudbury railway station offering services to London Liverpool Street and neighbouring towns, supported by reliable bus routes. Nearby locations include Long Melford, Bury St Edmunds, Colchester and Ipswich, all easily reached by road.

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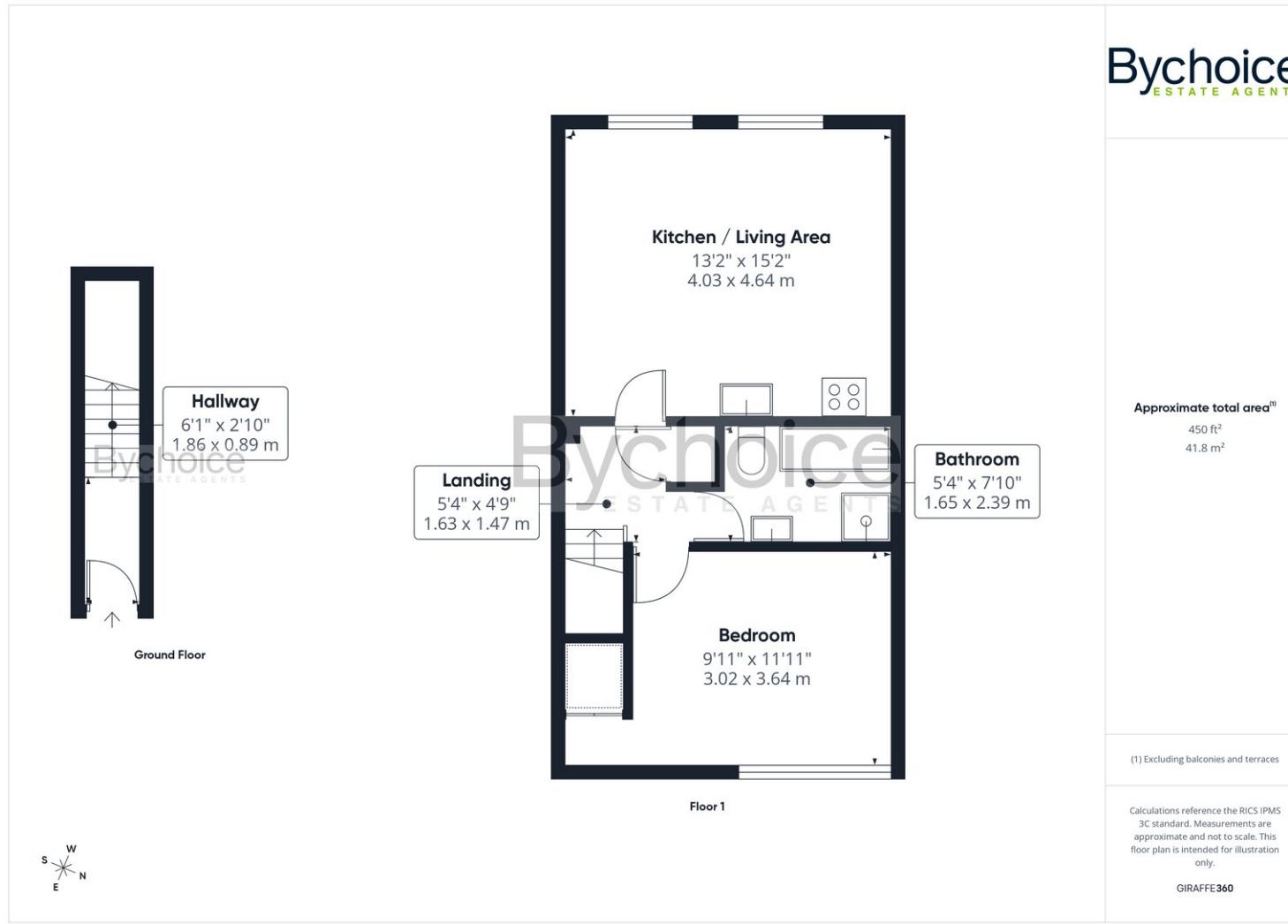
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Council & Council Tax Band – Band A - Babergh District Council

Tenure – Leasehold

Lease Length – 53 years

Estate Charge – TBC

Service Charge – TBC

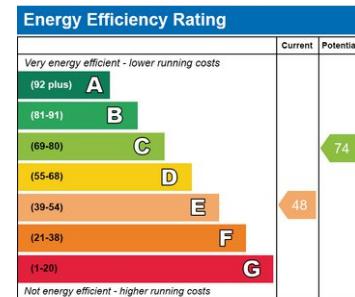
Ground Rent – TBC

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

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

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

Property Construction – Standard brick construction



**Sudbury Office**  
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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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