



**£150,000**

Cavendish Way, Sudbury



## THE PROPERTY

This well-presented two-bedroom flat is ideally located close to Sudbury town centre and is offered with no onward chain, making it a great opportunity for first-time buyers or investors.

The entrance hallway leads to both the kitchen and the living/dining room. Positioned at the rear, the kitchen offers ample worktop space, storage, a breakfast bar for casual dining, and a useful pantry cupboard. A large window provides plenty of natural light.

To the front, the spacious living/dining room benefits from a large window, creating a bright and airy feel. This room leads to an inner hallway, giving access to both bedrooms and the family bathroom.

Both bedrooms are well-proportioned, with the second currently used as a home office, offering flexibility. The bathroom comprises a bath with shower over, pedestal wash hand basin, and WC.

## THE LOCATION

Sudbury offers a wide range of shops, as well as popular Thursday and Saturday markets with fresh produce and artisan goods. There is a great selection of restaurants, cafés, and traditional pubs, serving both British and international cuisine.

The town is rich in history and culture, home to attractions such as Gainsborough's House and St Peter's Church, while the Quay Theatre hosts regular performances and events.

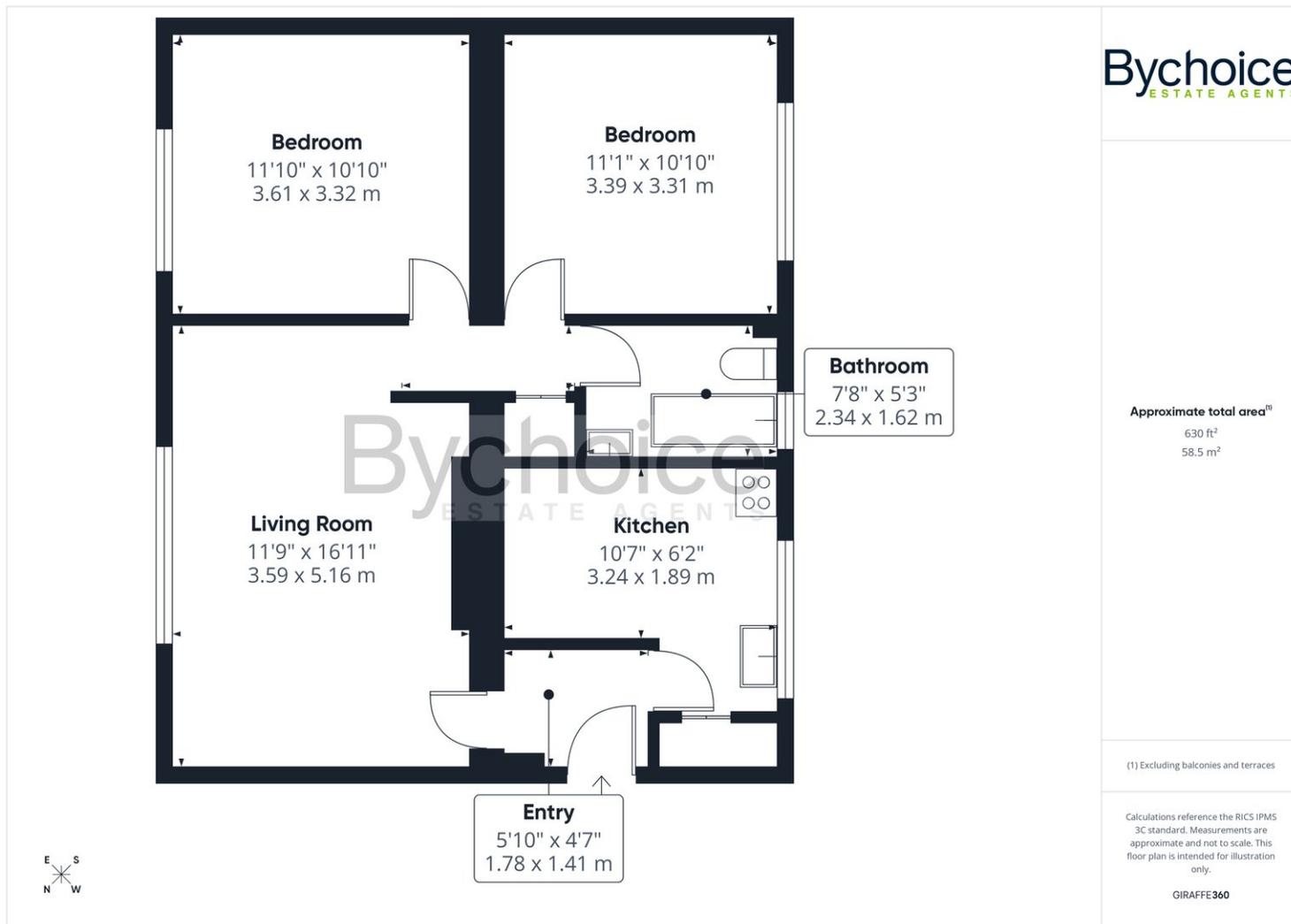
Surrounded by picturesque countryside, including the River Stour, the area is ideal for walking and cycling, with parks and green spaces within the town. Families benefit from a range of local schools and convenient healthcare facilities.

Sudbury also has excellent transport links, including a train station with connections to London Liverpool Street. Nearby destinations include Long Melford, Bury St Edmunds, Colchester, and Ipswich, all offering further shopping, dining, and leisure opportunities.









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Approximate total area<sup>(1)</sup>  
630 ft<sup>2</sup>  
58.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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

Tenure – Leasehold

Lease Length - 91 years remaining

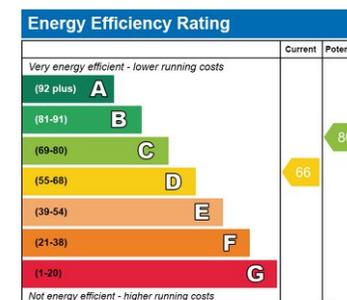
Service Charge - TBC

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 & Vodaphone. (Ofcom data)

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

Property Construction – Standard Brick



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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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