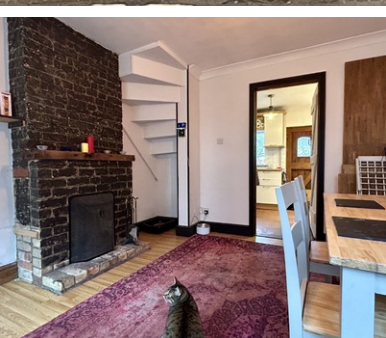


# Bychoice

ESTATE AGENTS



Ballingdon Street, Sudbury

£1,100

## Property Summary

Available in early May, a three-bedroom townhouse within walking distance to Sudbury town centre. The property benefits from three double bedrooms, living/dining room and family bathroom. Call now to secure a viewing.

- Available May
- Three double bedrooms
- Private garden
- Built-in storage
- Close to local amenities
- On-road parking



### THE PROPERTY

This well-presented three-bedroom townhouse offers spacious and practical living, ideal for families or those needing a bit of extra space.

As you step inside, you're welcomed into a bright living and dining area, providing a versatile space for both relaxing and entertaining. The layout offers a comfortable flow, making it easy to enjoy day-to-day living.

Upstairs, the property benefits from three generously sized bedrooms, all offering flexible accommodation whether for sleeping, guests, or home working. There is also a family bathroom serving the property.

Outside, the home benefits from its own garden space, perfect for enjoying some fresh air or outdoor time. There is also on-street parking available.

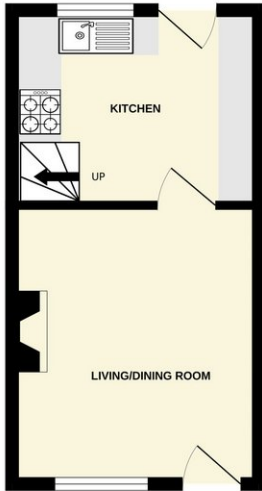
### THE LOCATION

Situated on the Ballingdon side of Sudbury, this property enjoys a slightly quieter setting while still being within easy walking distance of the town centre.

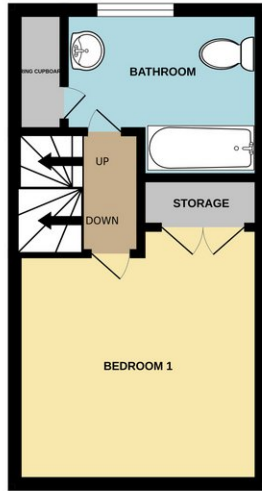
Sudbury is a popular market town offering a range of shops, cafés, restaurants, and everyday amenities. The area is known for its character and access to surrounding countryside, making it a great balance of convenience and lifestyle.

With good transport links and everything within reach, this location is well suited for those looking for a comfortable home in a well-connected Suffolk town.

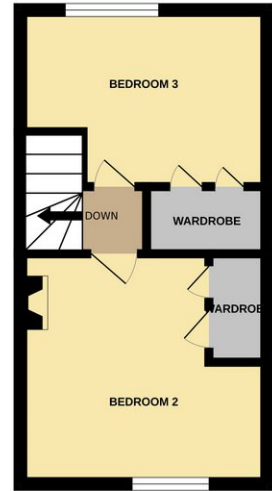
GROUND FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



1ST FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



2ND FLOOR  
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

### Additional Information

**Council Tax Band:** B  
**Local Authority:** Babergh District Council  
**Post Code:** CO10 2BX  
**Viewings by appointment only**  
**Tel:** 01787 468408  
**Email:** [lettings@bychoice.co.uk](mailto:lettings@bychoice.co.uk)

**Bychoice**  
ESTATE AGENTS



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.