

# Bychoice

ESTATE AGENTS



Church Street, Sudbury

£900

## Property Summary

Available now! A well-presented one-bedroom flat in Sudbury, recently redecorated throughout with brand new flooring throughout. The property offers a fresh, modern feel and benefits from access to a communal garden, as well as off-road parking for one car.

- Available now
- Recently redecorated
- New flooring throughout
- Brand new modern electric heaters
- Large Bedroom
- Parking for one car



### THE PROPERTY

This freshly updated one-bedroom flat offers a clean, modern feel and easy, low-maintenance living.

As you step inside, you're welcomed into a bright and comfortable living room, a great space to relax or unwind. The separate kitchen has been recently refreshed and provides plenty of storage and workspace, making it both practical and easy to use.

The bedroom is a good-sized double, offering a calm place to switch off. There's also a bathroom along with a separate WC.

Outside, there's access to a communal garden, perfect for a bit of fresh air, and the property comes with one parking space.

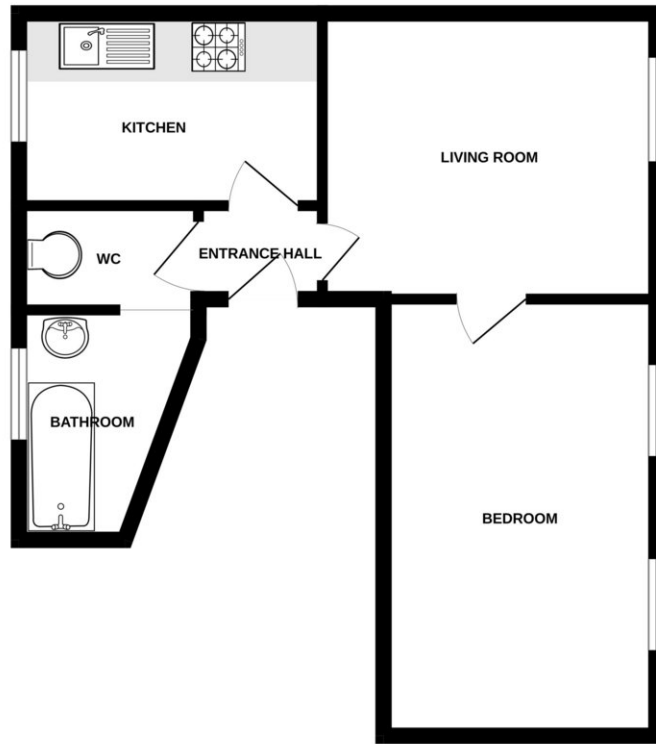
### THE LOCATION

Situated in the popular market town of Sudbury, Suffolk, this property enjoys a convenient location with a range of amenities close by.

Sudbury offers a variety of shops, cafes, restaurants, and leisure facilities, along with well-regarded schools and local services. The town is rich in character and history, with charming streets and access to beautiful surrounding countryside.

For commuters, Sudbury provides rail links to London Liverpool Street via Marks Tey, while road connections make it easy to reach nearby towns such as Colchester and Bury St Edmunds.

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.8 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.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Additional Information

**Council Tax Band:** A

**Local Authority:** Babergh District Council

**Post Code:** CO10 2BL

**Viewings by appointment only**

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**Bychoice**  
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