

Bychoice

Offers in excess of £210,000

Humphrey Road, Sudbury



#### THE PROPERTY

Situated within walking distance of Sudbury town centre and its wide range of amenities, this charming two-bedroom end-of-terrace home is offered to the market with no onward chain. The property boasts two well-proportioned reception rooms, a fitted kitchen, and a well established garden.

Upon entering, you are welcomed into a hallway with stairs rising to the first floor and access to the main living areas. To the front of the property is a spacious kitchen/breakfast room, fitted with a range of base and wall-mounted units, integrated appliances including an oven, hob, and extractor fan, as well as an inset stainless steel sink.

The main living room is generously sized and features a charming fireplace with an inset log burner, creating a cosy focal point. Additional benefits include built-in storage beside the fireplace and a useful understairs storage cupboard. To the rear, the property has been thoughtfully extended to provide a bright and airy sun room, offering an abundance of natural light and fitted blinds, with direct access to the south-facing garden.

Upstairs, the property offers two well-proportioned bedrooms, both providing comfortable accommodation. These are served by a family bathroom fitted with a bath and shower over, WC, pedestal wash basin, and a storage cupboard.

Outside, the property is approached via a shared path with one other property and steps leading up to the entrance. The garden itself is divided into two sections: the first is fenced and features established shrub beds and a wisteria, accessible from both the sun room and the front gate. The second section, accessed via a gate and across a shared pathway with neighbouring properties, opens into a private garden space which is laid to lawn with a variety of mature apple and pear trees, as well as established shrubs, bushes and a small pond

#### THE LOCATION

Sudbury presents an inviting shopping experience with a diverse array of stores catering to various needs. The town is renowned for its vibrant Thursday and Saturday markets, where locals and visitors can explore stalls offering fresh produce, artisan goods, and more. Dining options in Sudbury are abundant, with a mix of restaurants, cafes, and traditional English pubs. You can relish everything from classic British dishes to international cuisine, often prepared with locally sourced ingredients. For culture enthusiasts, Sudbury has much to offer. It's steeped in history and home to attractions like Gainsborough's House, the birthplace of the famous artist Thomas Gainsborough, and the exquisite St. Peter's Church. The Quay Theatre hosts live performances and cultural events, enhancing the town's cultural scene.









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ESTATE AGENTS

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

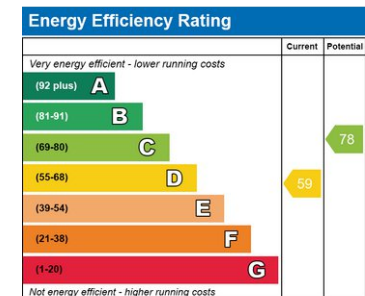
Broadband - Ultrafast broadband with downloads speeds of up to 1800 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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

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

Property Construction – Brick Construction

Rights and Restrictions - The main garden is accessed via a shared path with a neighbouring property.



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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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