

£195,000

Orchard Place, Church Street



THE PROPERTY

Offered with no onward chain, this well-presented two-bedroom home is an excellent opportunity for first-time buyers, investors or those looking to downsize.

The property welcomes you via an entrance porch into a bright and spacious living room, filled with natural light from a large front-facing window, creating a comfortable space to relax or entertain.

To the rear, the kitchen enjoys plenty of natural light from a skylight and a glazed door opening onto the garden. Fitted with a range of wall and base units, it offers ample worktop space, an integrated oven, hob and extractor fan, inset sink, space for additional appliances, and room for a dining table.

The ground floor is completed by a well-presented family bathroom comprising a bath with shower over, pedestal wash hand basin and WC.

Upstairs, the landing leads to two well-proportioned bedrooms. The principal bedroom benefits from a useful built-in storage cupboard, while the second bedroom offers flexibility as a guest room, child's bedroom or home office.

Outside, the rear garden has been designed for low-maintenance living and includes a brick-built storage shed. To the front, a generous garden with established shrubs enhances the property's kerb appeal.

THE LOCATION

Situated in the popular market town of Sudbury, the property enjoys easy access to a wide range of amenities, including independent shops, supermarkets, cafés, restaurants and traditional pubs. The twice-weekly market adds to the town's vibrant atmosphere.

Sudbury is well known for its rich history and cultural attractions, including Gainsborough's House, St Peter's Church and the Quay Theatre. The surrounding countryside and nearby River Stour provide excellent opportunities for walking and cycling.

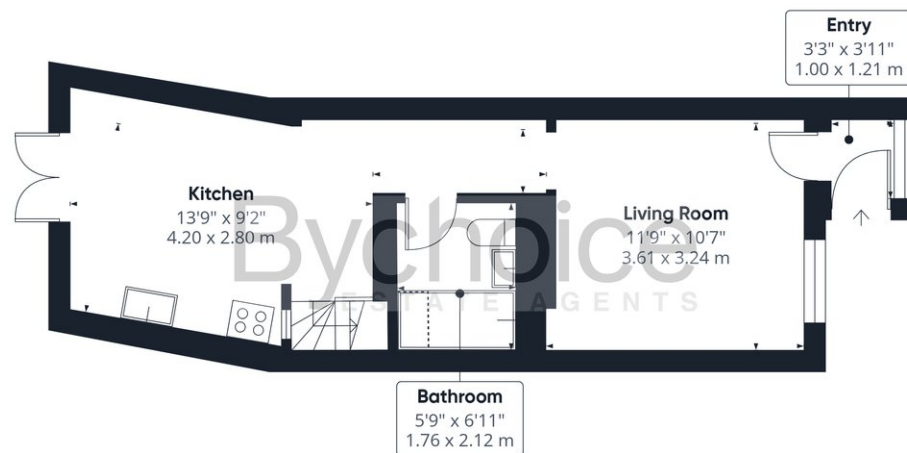
Families benefit from a choice of primary and secondary schools, while healthcare facilities, including the Sudbury Community Health Centre, are close by.

The town also offers excellent transport links, with a railway station providing connections to London Liverpool Street via Marks Tey, alongside regular bus services and convenient road links to Long Melford, Bury St Edmunds, Colchester and Ipswich.









Ground Floor



Floor 1

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Approximate total area⁽¹⁾

525 ft²
48.8 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

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

Tenure – Freehold

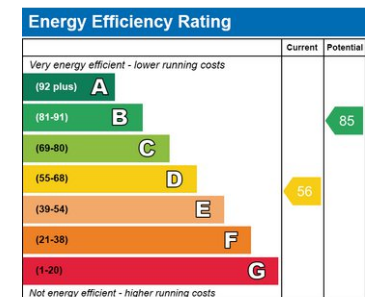
Broadband – Ultrafast broadband with
downloads speeds of up to 5500 Mbps and
upload speeds of up to 5500 Mbps (Ofcom
data)

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

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

Property Construction – Brick Construction

Rights and Restrictions – Conservation area



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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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