



Coach House Court, Gaol Lane, Sudbury, Suffolk

£875

Property Summary

Available now, a well-presented one-bedroom ground floor flat in the heart of Sudbury town centre, newly decorated throughout with new carpets, spacious lounge/diner, fitted kitchen, double bedroom, bathroom and parking for one car.

- Available now
- Newly decorated
- New carpets
- Town centre location
- Close to amenities
- Parking for 1 car



THE PROPERTY

Available now, this well-presented one-bedroom ground floor flat is ideally situated in the heart of Sudbury town centre, offering comfortable and convenient living throughout.

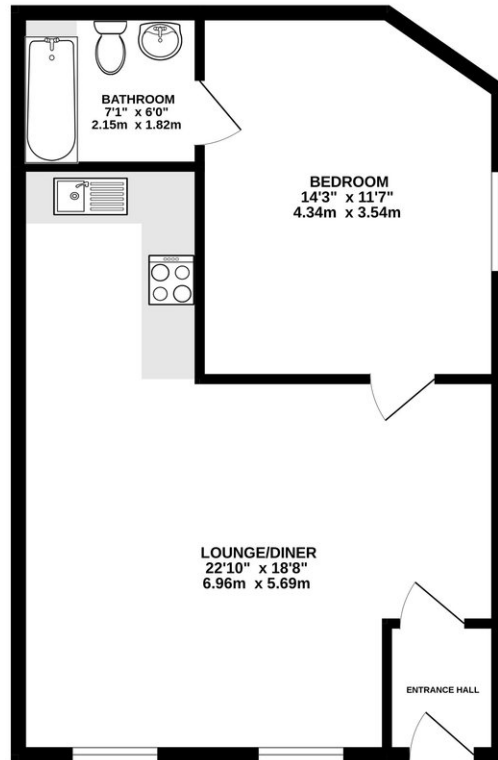
The property benefits from a spacious lounge/diner, a separate fitted kitchen with ample storage and worktop space, a generous double bedroom, and a bathroom fitted with a bath and handheld shower hose.

Having been newly decorated throughout with new carpets, the property is presented in a fresh and welcoming condition and is ready to move straight into. Further benefits include off-road parking for one car.

THE LOCATION

Situated in the centre of Sudbury, the property is within easy walking distance of a wide range of shops, cafés, restaurants, supermarkets and local amenities. Sudbury offers a fantastic blend of historic character and everyday convenience, with excellent access to the surrounding Suffolk countryside and transport links, including Sudbury train station with connections towards London via Marks Tey.

GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.4 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) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Additional Information

Council Tax Band: A

Local Authority: Babergh District Council

Post Code: CO10 1JL

Viewings by appointment only

Tel: 01787 468408

Email: 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 to be relied upon and potential buyers are advised to recheck the measurements.