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ESTATE AGENTS

£249,000

Mill Lane, Sudbury

THE PROPERTY

Situated just a short distance from Sudbury town centre, this charming two-bedroom home is offered with no onward chain, making it an excellent choice for first-time buyers, downsizers or investors.

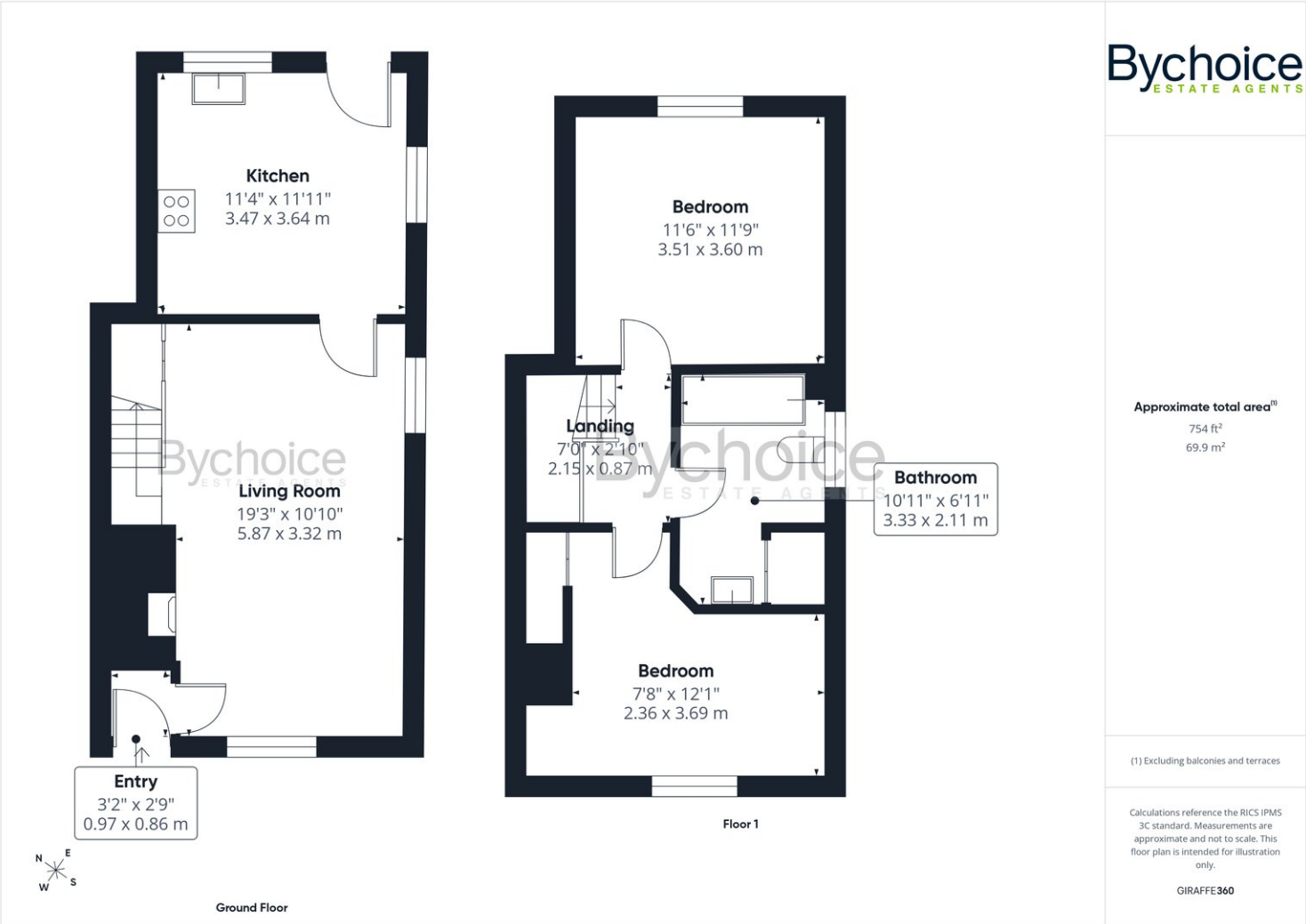
The accommodation comprises an entrance hallway leading to a spacious living room featuring a characterful fireplace and useful understairs storage. To the rear, the kitchen/dining room offers a range of wall and base units, a built-in double oven, electric hob, and space for a washing machine and dishwasher. A rear-facing window overlooks the enclosed garden, while there is ample space for family dining.

Upstairs are two well-proportioned bedrooms, one with a built-in storage cupboard, together with a family bathroom fitted with a bath, separate shower cubicle, WC and wash hand basin.

Outside, the enclosed rear garden is designed for low-maintenance living, featuring a generous paved seating area, raised flower beds, a mature tree, garden shed and side access, creating a private space to relax or entertain.

THE LOCATION

Sudbury is a popular Suffolk market town offering an excellent range of shops, cafés, restaurants, supermarkets and leisure facilities. Rich in history and surrounded by the beautiful Stour Valley countryside, the town combines period charm with modern convenience. Well-regarded schools, healthcare facilities, a railway station with connections to London via Marks Tey, regular bus services and excellent road links to Colchester, Bury St Edmunds and Ipswich make Sudbury a desirable location for commuters, families and those seeking a vibrant market town lifestyle.



AGENTS NOTE

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

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 with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Solar Panels with Tariff, Mains Drainage, Gas Central Heating

Property Construction – Standard brick construction

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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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