

# Bychoice

ESTATE AGENTS



Minden Road, Sudbury, Suffolk

£925

## Property Summary

A well presented two-bedroom top floor flat situated close to Sudbury town centre. The accommodation comprises a spacious lounge, fitted kitchen, two well-proportioned bedrooms, bathroom and entrance hallway. The property is ideally located for access to local shops,

- Available December
- Two Bedrooms
- Modern Bathroom
- Lounge/Diner
- Sudbury Town Centre
- Will be freshly decorated throughout



### THE PROPERTY

A well-presented two-bedroom top floor flat, ideally situated within easy reach of Sudbury town centre. Offering generous accommodation, the property provides well-proportioned rooms throughout and would make an ideal home for a single occupant, couple or small family.

The accommodation comprises an entrance hallway, a spacious lounge, fitted kitchen, two bedrooms and a bathroom. The lounge offers a generous living space, with ample room for both seating and dining furniture, making it ideal for relaxing or entertaining. The separate kitchen is fitted with a range of wooden-effect wall and base units, contrasting work surfaces, tiled splashbacks and an integrated oven and hob, providing practical space for everyday cooking.

There are two well-proportioned bedrooms, offering flexibility for a main bedroom and a second bedroom which could also be utilised as a guest room, home office or dressing room. The bathroom is fitted with a modern-style shower enclosure, pedestal wash basin and WC, complemented by neutral wall finishes and wood-effect flooring.

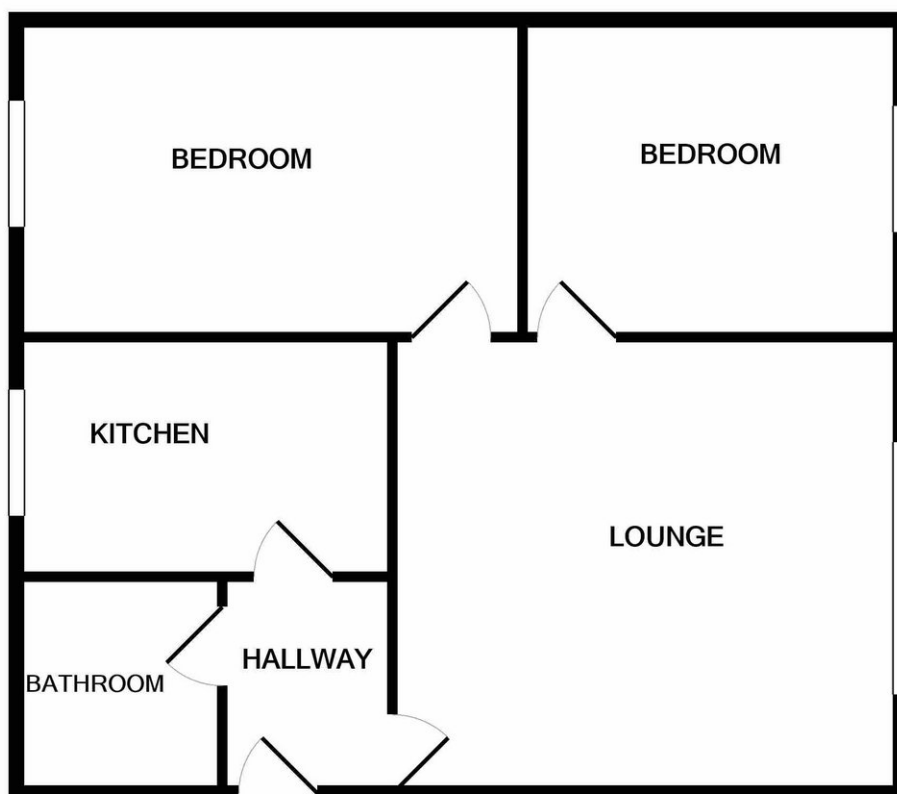
Further benefits include double glazing, a practical layout and the convenience of top floor living. With its generous accommodation and excellent location close to local amenities, this flat offers a great opportunity for those seeking a conveniently positioned home in Sudbury.

### THE LOCATION

The property is conveniently located close to Sudbury town centre, where a variety of shops, supermarkets, cafés, restaurants and everyday amenities can be found. The town offers a range of independent retailers alongside well-known high street names, providing plenty of choice for shopping and dining.

Sudbury also benefits from leisure facilities, local services and transport links, making it a practical location for commuters and those wishing to access neighbouring towns and villages. The surrounding Suffolk countryside provides opportunities to enjoy scenic walks and outdoor activities, while the town itself offers a good selection of amenities for day-to-day living.

Combining spacious accommodation with a convenient town-centre location, this two-bedroom flat is well worth viewing.



TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 61      | 67        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

## Additional Information

**Council Tax Band:** A

**Local Authority:** Babergh District Council

**Post Code:** CO10 2TY

**Viewings by appointment only**

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