

Bychoice

ESTATE AGENTS



Lucas Road, Sudbury, Suffolk

£835

Property Summary

Well-presented one-bedroom ground floor flat situated close to Sudbury town centre. The accommodation comprises a spacious living/dining room, separate fitted kitchen, double bedroom and bathroom. The property is ideally located for access to local shops, amenities and transport links.

- Available now
- 1 generous double bedroom
- Lounge/Dining room
- Close to amenities
- Parking available



THE PROPERTY

A well-presented one-bedroom ground floor flat, conveniently situated within easy reach of Sudbury town centre. Offering generous living accommodation, the property benefits from a practical layout and well-proportioned rooms throughout.

The accommodation comprises an entrance hall with a useful airing cupboard, leading through to a spacious living/dining room with wood-effect flooring and plenty of space for both lounge furniture and a dining table. The separate kitchen is fitted with dark-fronted wall and base units, work surfaces, tiled splash backs and an integrated oven and separate hob, with additional space for appliances.

The double bedroom offers room for a bed and additional furniture, while the bathroom comprises a shower enclosure, wash basin with vanity storage and WC.

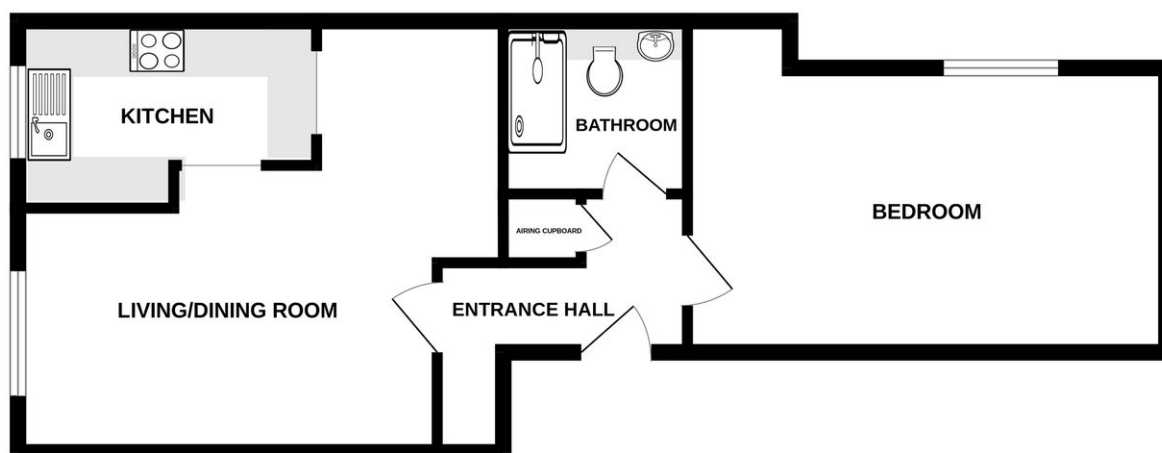
An ideal home for a single occupant or couple seeking conveniently located accommodation close to local amenities.

THE LOCATION

Situated in Sudbury, a popular market town in Suffolk, the property is conveniently positioned close to the town centre and its range of everyday amenities. Sudbury offers a variety of independent shops, supermarkets, cafés, restaurants and public houses, alongside essential services and leisure facilities.

The town is well known for its historic character and attractive surroundings, with the nearby River Stour and surrounding countryside providing opportunities for walking and enjoying the outdoors. For commuters, Sudbury railway station offers services to Marks Tey, where connections can be made to the wider rail network, including routes towards London Liverpool Street.

GROUND FLOOR 524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.7 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Additional Information

Council Tax Band: A

Local Authority: Babergh District Council

Post Code: CO10 2WS

Viewings by appointment only

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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.