

£295,000

New Queens Road, Sudbury, Suffolk



Offered to the market with NO ONWARD CHAIN, this four-bedroom mid-terrace property presents an excellent opportunity for buyers looking for a home with plenty of potential. Requiring modernisation throughout, the property offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for those looking to renovate and create a home to their own taste. Conveniently situated within walking distance of the town centre, the property is well placed for access to local amenities, shops and everyday facilities.

Upon entering the property, you are welcomed into the entrance hall, which provides access to the ground floor accommodation. The living room offers a comfortable space to relax with gas fire, while the separate dining room provides an ideal setting for family meals and entertaining. The kitchen is positioned to the rear of the property, and a ground floor WC adds further practicality.

The upper floors provide four bedrooms, offering flexibility for families, guests or those requiring additional space for a home office. The main bedroom benefits from large fitted wardrobes, providing useful built-in storage. The property also features a family bathroom and a separate storage room, adding to the versatility of the accommodation.

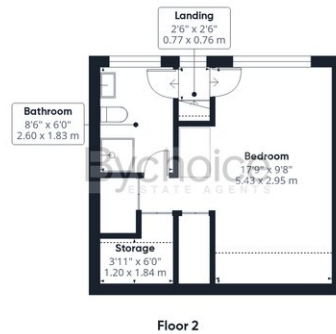
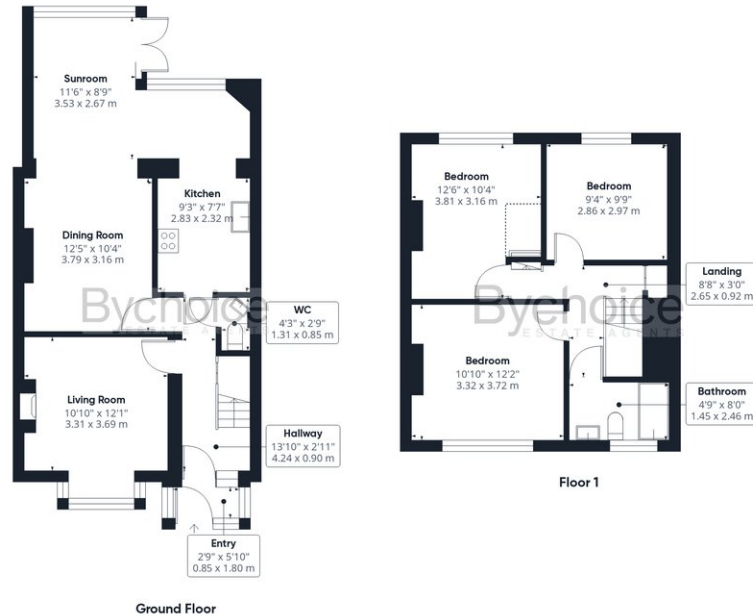
Externally, the property enjoys a rear garden featuring a patio area and lawn, offering potential for outdoor dining, gardening and relaxation. Shared side access provides a convenient route to the rear garden, while on-road parking is available.

With its four-bedroom accommodation, rear garden and convenient location within walking distance of the town centre, this property offers an exciting opportunity for buyers seeking a renovation project. Offered with no onward chain, an early viewing is recommended to appreciate the potential on offer.









Bychoice
ESTATE AGENTS

Approximate total area⁽¹⁾

1346 ft²
125.2 m²

Reduced headroom

57 ft²
5.3 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 C - Babergh District Council

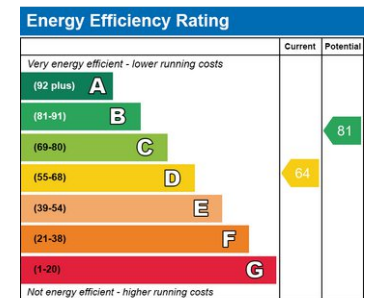
Tenure – Freehold

Broadband – Ultrafast with download speeds of 1800 Mbps and upload speeds of 1000 Mbps

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

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

Property Construction – Standard Brick Construction



Sudbury Office
01787 468400
sudbury@bychoice.co.uk
6 King Street, Sudbury, Suffolk, CO10 2EB

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.

Bychoice
ESTATE AGENTS