

## Summary

A two bedroom terraced cottage, located off of a quiet walkway in Sudbury Town Centre. A fantastic location to be within walking distance to ample amenities, the property itself boasts a kitchen, sitting/dining room, first floor bathroom and garden.

## Description

**THE PROPERTY** Entering through the wood front door, you find yourself in the kitchen area, featuring a double glazed window to the front aspect. Here, a range of base kitchen units offers storage, with space for a cooker and plumbing for a washing machine. The tiled floor adds to the aesthetic appeal, while a radiator provides warmth. Stairs lead up to the lounge area. The lounge, spacious and inviting, boasts a double glazed window to the front aspect, wood flooring, and two radiators for comfort. An open fire with a hearth and mantle adds a cozy touch. Additionally, there's a further door leading to the front area.

Ascending the stairs to the landing, you'll find a storage cupboard and doors leading to the bedrooms and bathroom. Bedroom One features a double glazed window to the front aspect, radiator, and loft hatch for added convenience. Bedroom Two offers a Velux window to the rear and a radiator. The bathroom, complete with a double glazed window to the front aspect, includes a low-level WC, wash hand basin, panel bath with an electric shower

over, and a shower screen. Radiator and part tiled walls complete the functional yet stylish space.

Outside, you'll discover a private garden, offering a tranquil retreat. Please note, there is a right of way between the garden and the house for the neighbor's convenience.

**THE LOCATION** Sudbury presents an inviting shopping experience with a diverse array of stores catering to various needs. The town is renowned for its vibrant Thursday and Saturday markets, where locals and visitors can explore stalls offering fresh produce, artisan goods, and more. Dining options in Sudbury are abundant, with a mix of restaurants, cafes, and traditional English pubs. You can relish everything from classic British dishes to international cuisine, often prepared with locally sourced ingredients. For culture enthusiasts, Sudbury has much to offer. It's steeped in history and home to attractions like Gainsborough's House, the birthplace of the famous artist Thomas Gainsborough, and the exquisite St. Peter's Church. The Quay Theatre hosts live performances and cultural events, enhancing the town's

cultural scene.

Nature lovers will find the picturesque countryside surrounding Sudbury perfect for walking, cycling, and leisurely strolls along the scenic River Stour. The town itself boasts parks and green spaces for relaxation and recreational activities. Families will appreciate the variety of educational institutions, including primary and secondary schools, and further education colleges. Sudbury's healthcare facilities are conveniently accessible, with the Sudbury Community Health Centre and numerous pharmacies offering essential services.

The town's excellent transportation links make it an ideal home base for those wishing to explore nearby towns and regions. Sudbury has its own train station, providing direct connections to London Liverpool Street and neighbouring towns. Reliable bus services further expand the connectivity, making it easy to venture out and explore. Station Road in Sudbury also opens the door to a world of neighbouring towns to explore. A short drive away is Long Melford, known for its historic village, antique shops, and the grand Holy Trinity Church. A 30-minute drive takes you to Bury St. Edmunds, a thriving market town with historical attractions

like the Abbey Gardens and a wide array of shopping and dining options. Heading south, you'll discover Colchester, a vibrant town with a rich history, a zoo, a castle, and various cultural attractions. To the east lies Ipswich, approximately 20 miles away, offering an even broader spectrum of amenities, including shopping centres, museums, and a lively waterfront area.

### AGENTS NOTE

Property Construction – Standard Brick Construction

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

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

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

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

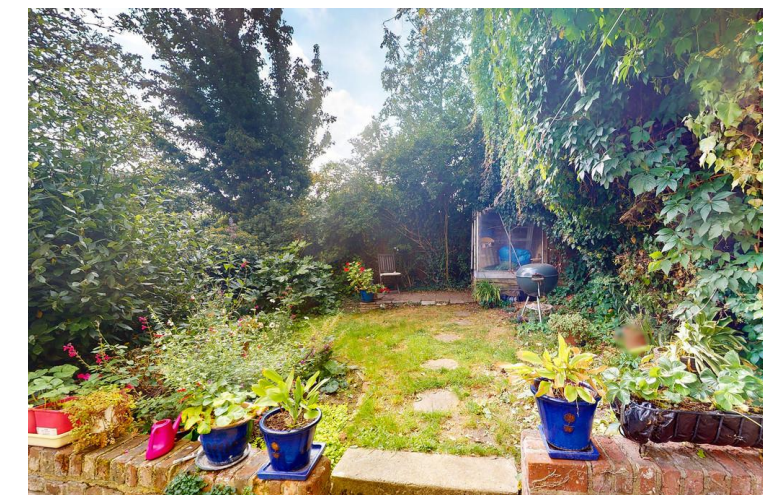
Tenure – Freehold

Post Code – CO10 2TW

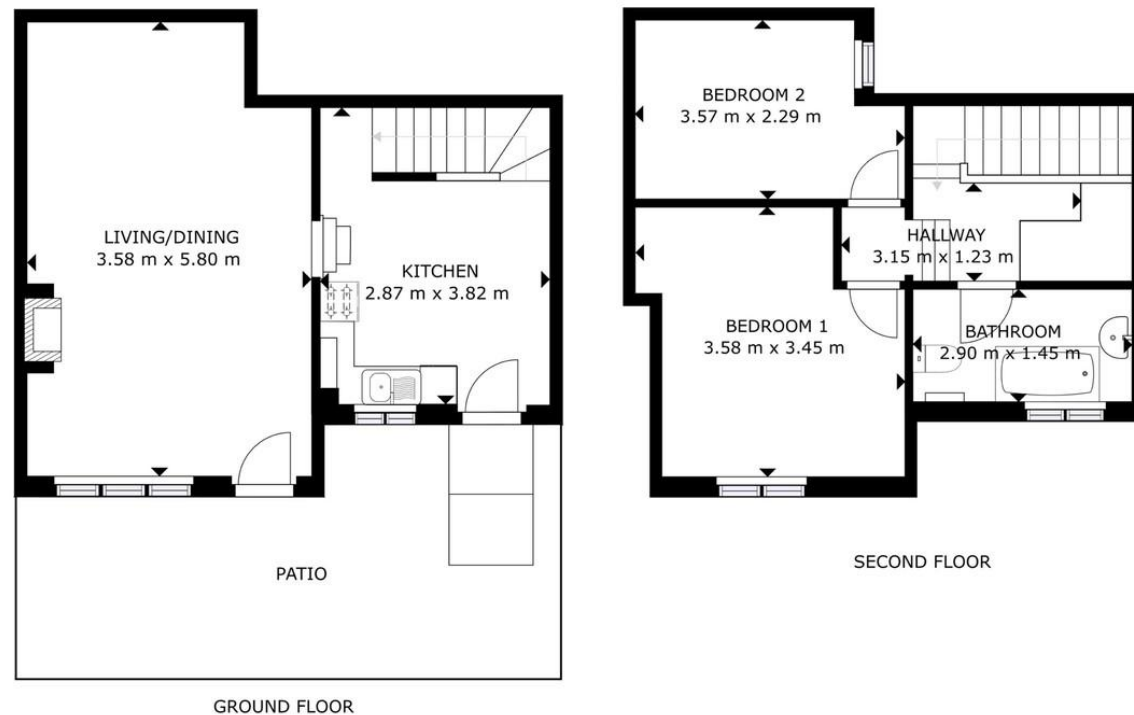
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







GROSS INTERNAL AREA  
 GROUND FLOOR: 31.39 m<sup>2</sup>; SECOND FLOOR: 31.36 m<sup>2</sup>  
 EXCLUDED AREA; PATIO: 18.1 m<sup>2</sup>  
 TOTAL: 62.75 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

East Street | Sudbury | CO10 2TW

£185,000

A two bedroom terraced cottage, located off of a quiet walkway in Sudbury Town Centre. A fantastic location to be within walking distance to ample amenities, the property itself boasts a kitchen, sitting/dining room, first floor bathroom and garden.

- Two Bedrooms
- Kitchen
- Sitting/Dining Room
- First Floor Bathroom
- Garden
- Town Centre Location
- Quiet Walkway Position