

Description

THE PROPERTY As you step into the welcoming entrance hall you will find a radiator, doors off to rooms and stairs ascending to the first floor.

The spacious sitting room featuring a radiator, and front window, is highlighted by a beautiful feature fireplace, perfect for cosy evenings. The dining room boasts a radiator, and a low-level storage cupboard, with a window to the rear providing a pleasant view.

The bright and functional kitchen is equipped with a range of light blue fronted wall and base units, an integrated oven and electric hob with extractor over, a sink with drainer, and a wood effect work surface. There's space for a washing machine, an under-stairs storage cupboard, and access to the garden.

The bathroom includes a radiator, a window to the rear, a panelled bath, a corner shower cubicle, a toilet, a hand basin, and a wall-mounted mirror.

The third bedroom offers a radiator, and a window to the side, with a cupboard housing the boiler. The convenient WC has a toilet, and a hand basin.

In the second bedroom, you'll find a radiator, a window to the rear, and a charming feature fireplace. The spacious master bedroom also features two radiators, and windows to the front.

Outside, the front of the property includes a small grassed area with a right of way path for neighbours.

The tiered rear garden has decking, a grass area, and a shed, with rear access via a gate. On-street permit parking can be applied for via the local council.

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.

SITTING ROOM 14' 2" x 12' 0" (4.32m x 3.66m)

DINING ROOM 13' 1" x 10' 0" (3.99m x 3.05m)

KITCHEN 12' 1" x 8' 11" (3.68m x 2.72m)

BATHROOM 7' 9" x 8' 7" (2.36m x 2.62m)

BEDROOM ONE 15' 11" x 14' 2" (4.85m x 4.32m)

BEDROOM TWO 10' 8" x 9' 11" (3.25m x 3.02m)

BEDROOM THREE 9' 4" x 8' 10" (2.84m x 2.69m)

AGENTS NOTE

Property Construction – Standard Brick Construction
Broadband - Superfast broadband with download speeds of up to 80 Mbps and upload speeds of up to 20 Mbps (Ofcom data)

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

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Post Code – CO10 2TS

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





GROUND FLOOR
APPROX. FLOOR
AREA 519 SQ.FT.
(48.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 964 SQ.FT. (89.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Contact Details

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Springfield Terrace | Sudbury | CO10 2TS

£270,000

A stunning three bedroom Victorian home located on an elevated set back position in Sudbury town centre. Boasting two reception rooms, kitchen, bath/shower room, w/c, and rear garden. Permit parking available. Town centre location within walking distance to all essential amenities. NO ONWARD CHAIN.

- Three Bedrooms
- Victorian Town Centre Home
- Two Reception Rooms
- Bathroom With Shower
- Rear Garden With Gated Access