

Summary

Approximate Room Sizes

THE PROPERTY The property features a cosy lounge with a double glazed window and door to the front, complemented by a feature fireplace and a radiator. The kitchen is equipped with a range of base and wall units, roll edge work surfaces, an inset single bowl and drainer sink unit, and an integrated hob and cooker. Stairs to the first floor are also located here.

Adjacent is a utility area that offers additional base units with roll edge work surfaces and space for appliances, with a double glazed door leading to the rear garden. The shower room includes a double glazed window to the rear, a white suite consisting of a close coupled WC, a pedestal wash hand basin, a shower cubicle, a heated towel rail, and a radiator.

Upstairs, the first-floor landing provides loft access and houses a storage cupboard with the wall-mounted gas-fired boiler. The main bedroom has a double glazed window to the front and a radiator, while the second bedroom also features a double glazed window, this time overlooking the rear, along with a radiator.

Outside, the rear garden offers a paved patio area leading to a lawn, all enclosed by a timber fence. A shed is located at the rear of the garden.

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 Fired Central Heating

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 900 Mbps (Ofcom data)

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

LOUNGE 13' 3" > 12' 2" x 11' 6" (4.05m > 3.71m x 3.52m)

KITCHEN 12' 1" > 10' 11" x 10' 9" (3.7m > 3.34m x 3.29m)

UTILITY ROOM 7' 11" x 4' 11" (2.42m x 1.52m)

BEDROOM 1 13' 5" > 12' 2" x 11' 6" (4.1m > 3.72 x 3.52m)

BEDROOM 2 8' 11" > 8' 2" x 10' 9" (2.73m > 2.49 x 3.29m)

AUCTIONERS COMMENTS This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to

Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

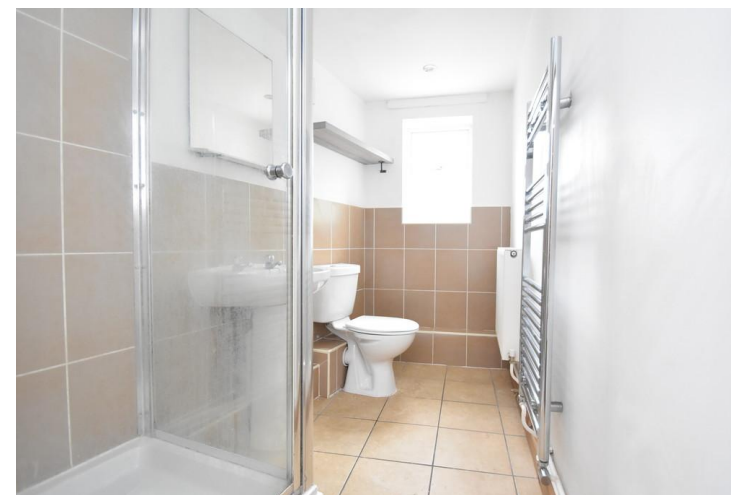
Tenure – Freehold

Post Code – CO10 2DB

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





GROUND FLOOR

1ST FLOOR

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
Made with Metropix ©2014



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		
69-80	C	70 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

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

Middleton Road | Sudbury | CO10 2DB

A two bedroom end terraced home located a short walk into Sudbury town centre and all of the amenities it has to offer. Boasting a sitting room, fitted kitchen, shower room and private rear garden. No onward chain.

Starting Bid £145,000

- Two Bedrooms
- Sitting Room
- Fitted Kitchen
- Ground Floor Shower Room
- Large Rear Garden
- Close To Sudbury Water Meadows