



**£120,000**  
Globe Yard, Sudbury, Suffolk

Mon - Sat  
8 am - 6 pm  
→





## THE PROPERTY

Accessed via a private front door at street level, this well-presented maisonette begins with an entrance hall and stairs leading to the first floor. A bright front-facing lounge flows into a modern fitted kitchen, offering matching wall and base units, inset sink with mixer tap, and space for appliances.

The internal hallway gives way to a generous double bedroom with twin windows, a bathroom complete with panelled bath, pedestal basin and WC, and built-in storage cupboards. Outside, the property benefits from a handy external storage unit and allocated parking.

## THE LOCATION

Set in the heart of Sudbury, the property enjoys close proximity to shops, cafes, and the town's popular twice-weekly markets. Dining options are plentiful, ranging from cosy pubs to international cuisine. For cultural outings, attractions like Gainsborough's House and the Quay Theatre are nearby.

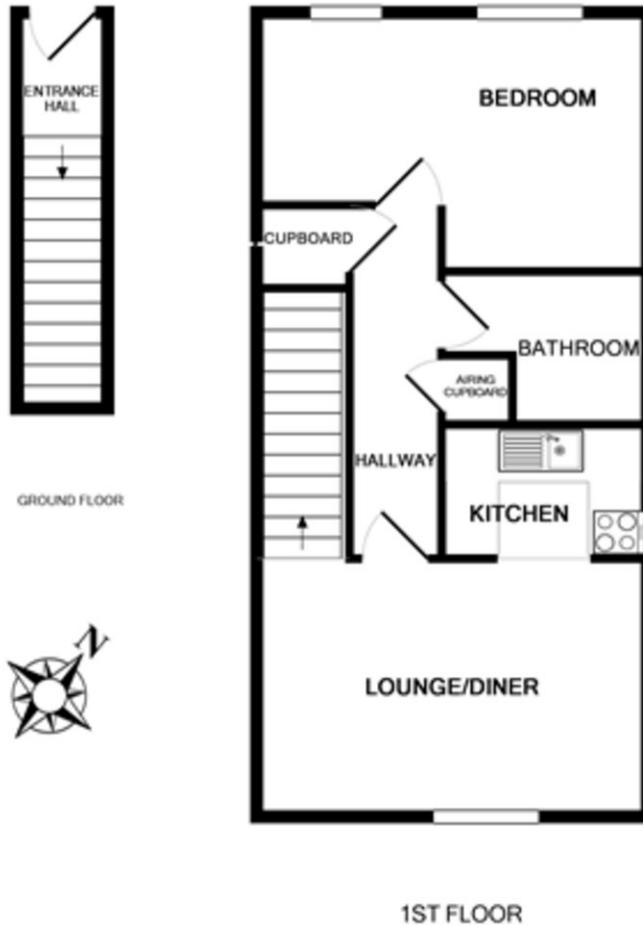
Nature lovers can explore riverside walks along the Stour or relax in the town's green spaces. Families benefit from a range of schools and convenient healthcare facilities, including the Sudbury Community Health Centre.

Sudbury offers strong transport links with its own train station providing direct services to London Liverpool Street, and well-connected bus routes. Nearby attractions include Long Melford, Bury St Edmunds, Colchester, and Ipswich — each offering historic charm, shopping, dining, and leisure options within easy reach.









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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Council & Council Tax Band – Babergh District Council - Band A

Tenure – Leasehold with a share of the freehold

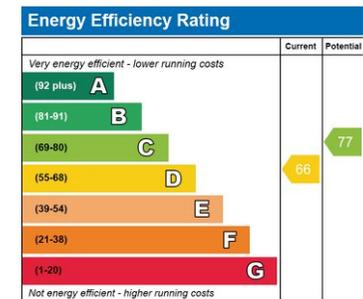
Lease Length – 993 years remaining

Service Charge – £50 per quarter

Ground Rent – £100 per annum

Broadband – Ultrafast broadband available with download speeds of up to 1800mps and upload speeds of up to 220mbps available. (Ofcom Data)

Mobile Coverage – Voice & Data likely outdoor with EE, O2, Vodaphone & Three (Ofcom Data)



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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