

**£150,000**

Medcalfe Terrace, Sudbury





## THE PROPERTY

Welcome to this two-bedroom home, offered with no onward chain. On entry, you are welcomed into a bright open-plan living and dining area, complemented by a fitted kitchen with ample worktop space and useful storage.

Upstairs, there is a well-proportioned main bedroom and a second bedroom with built-in storage. The shower room includes a shower, toilet and wash basin.

Outside, the property benefits from a front garden and a shed, providing extra practicality.

## THE LOCATION

Sudbury offers a wide choice of shops, alongside its vibrant Thursday and Saturday markets with fresh produce and artisan goods. The town is well served by restaurants, cafés and traditional pubs, many using locally sourced ingredients.

For culture lovers, Sudbury is home to Gainsborough's House, St Peter's Church, and The Quay Theatre with its varied programme of events. Nature enthusiasts will enjoy the surrounding countryside, ideal for walking, cycling, and riverside strolls along the River Stour. Parks and green spaces are dotted around the town, while families will appreciate the range of schools and accessible healthcare facilities.

Sudbury also benefits from excellent transport links. The train station offers direct services to London Liverpool Street and neighbouring towns, while local bus routes provide further connections. Nearby attractions include the historic village of Long Melford, Bury St Edmunds with its Abbey Gardens and shopping, Colchester with its castle and zoo, and Ipswich, just 20 miles away, with museums, shopping centres, and a lively waterfront.













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

Broadband - Ultrafast broadband with downloads speeds of up to 1800 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

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

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

Property Construction – Brick Construction

Rights and Restrictions – Shared Path to property

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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