



51 STATION ROAD

Sudbury

| Suffolk



Chapman Stickels

51 STATION ROAD SUDBURY CO10 2SP

REQUIRING MODERNISATION - A THREE-BEDROOM
VICTORIAN HOUSE SITUATED IN THE HEART OF SUDBURY
WITH OFF-ROAD PARKING AND A SOUTH-WEST FACING
COURTYARD GARDEN

Train station - 350 yds

Colchester - 14 miles

Bury St Edmunds - 14 miles

-
- Entrance hall • Sitting room • Dining room • Kitchen • Basement •
 - Three bedrooms • Bathroom • Courtyard garden • Off-road parking •
 - Garage & workshop •





The Property

Located within walking distance of Sudbury's amenities, 51 Station Road is an attractive three-bedroom Victorian terraced house. The accommodation does require cosmetic upgrading, however, it is evident the property offers much scope for improvement – both internally and externally.

An arched door opens into a well-proportioned entrance hall, with an impressive staircase leading to the first floor. To the front of the house is the living room, with large sash windows allowing an abundance of light. To the rear, the dining room and kitchen overlook the south-west facing courtyard garden. The basement is accessed via the dining room.

Upstairs, three bedrooms are served by a spacious family bathroom, with the principal bedroom overlooking the courtyard garden.

Outside, double gates provide vehicular access to the rear courtyard garden and garage / workshop with wiring connected.

Agent's Notes

1. The neighbouring property (50 Station Road) has a right of access to their garage, which is situated to the rear of 51 Station Road.

2. The property is currently listed as commercial. An application has been made to reinstate a lapsed permission for change of use to residential. The property is being marketed for sale on the basis that residential use will be granted.

Location

51 Station Road is conveniently located in the centre of Sudbury and within walking distance of the branch line railway station. The market town of Sudbury offers many amenities, including restaurants and bars, supermarkets, leisure facilities, a twice weekly market and the renowned Quay Theatre. The nearby Colchester and Bury St Edmunds are within 14 miles, which offer further transport links.

Services

Mains water, electricity and drainage. Gas central heating.

EPC Rating

Current D (63). Potential B (86).

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band C (2024)



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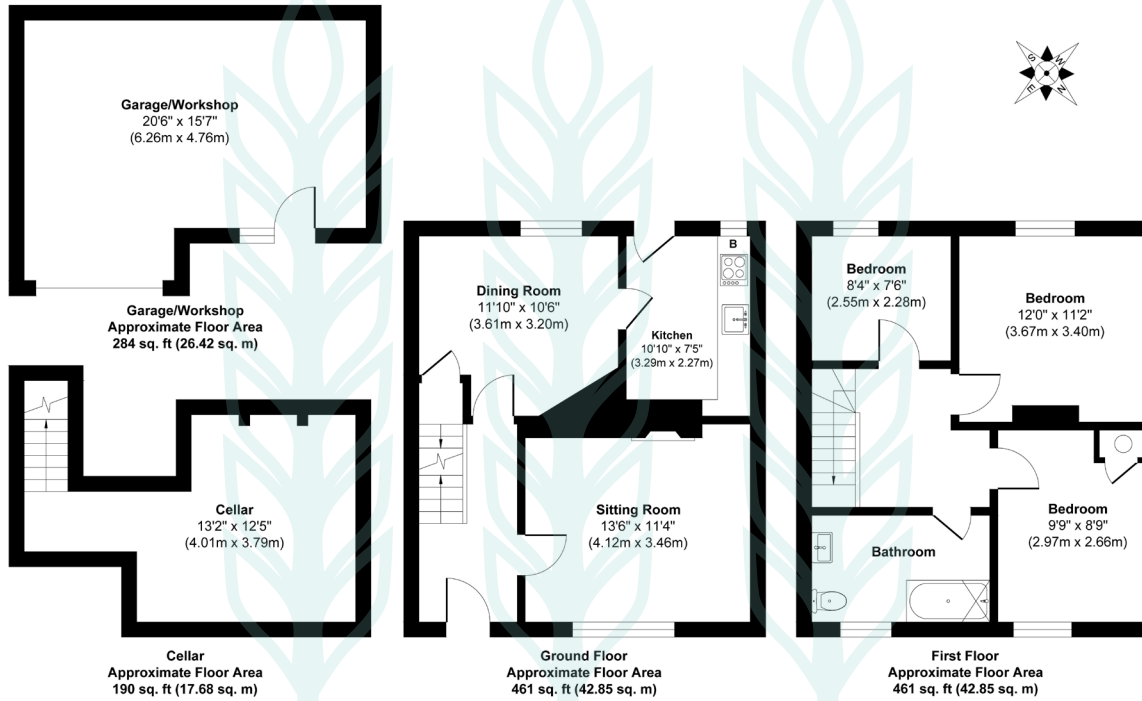


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