



**68 Friars Street,
Sudbury, Suffolk**

**DAVID
BURR**



68 Friars Street, Sudbury, Suffolk, CO10 2AG

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

This charming four bedroom semi-detached property enjoys many original character features with generous ceiling heights, sash windows with a pretty cottage style walled rear garden with parking and garaging beyond.

Ground floor

To the ground are three principal reception rooms all of which are a good size offering original character features with sash windows and casement doors leading to the rear garden, feature chimney breast, high ceilings and picture rails. Each of these rooms are accessible from a central hallway with understairs storage cupboard leading to the cellar, with a further door leading to a kitchen/breakfast room that is fitted with a shaker style kitchen with a sash window overlooking the rear garden and a utility and cloakroom beyond.

First floor

To the first floor you will find four bedrooms, three of which are doubles offering generous storage throughout, serviced by a family shower room.

Outside

To the front, a shingled footpath brings you to the front of the property with a driveway and garage sitting to the rear of the property's walled garden, that is beautifully landscaped, offering seasonal colour, shrubs, trees and hedging with an expanse of lawn and terraced seating area to enjoy the afternoon sun.

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

SERVICES: Mains water and drainage. Main electricity connected. Gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: E.

WHAT3WORDS: ///vocab.unloads.winner

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Cellar
Approximate Floor Area
206.99 sq. ft.
(19.23 sq. m)

Ground Floor
Approximate Floor Area
995.98 sq. ft.
(92.53 sq. m)

First Floor
Approximate Floor Area
752.07 sq. ft.
(69.87 sq. m)

TOTAL APPROX. FLOOR AREA 1955.04 SQ.FT. (181.63 SQ.M.)
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