



**82 Lucas Road,  
Sudbury, Suffolk**

**DAVID  
BURR**

# 82 Lucas Road, Sudbury, Suffolk, CO10 2WS

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.

A ground floor apartment situated within close walking distance of town amenities. Accommodation includes an entrance hall which leads through to a sitting/dining room, kitchen, two bedrooms and a bathroom. There is the further benefit of off-street parking.

## A two bedroom ground floor apartment with off-street parking close to Sudbury town amenities.

Front door leading to:

**ENTRANCE HALL:** With laminate wood effect flooring and doors leading to:

**SITTING/DINING ROOM:** With space for both seating and a dining table and chairs, airing cupboard off and door leading into:

**KITCHEN:** Containing a matching range of base and wall level unit with work surfaces incorporating a stainless steel sink with mixer tap above and drainer to side. Free standing cooker included, space and plumbing for a washing machine, space for a free standing refrigerator/freezer.

**BEDROOM ONE:** A double bedroom with a range of fitted wardrobes with inset shelving and hanging rails.

**BEDROOM TWO:** An ideal child's bedroom or single bedroom.

**BATHROOM:** Containing a bath with an electric shower over, WC and pedestal wash hand basin.

### Outside

The property is approached via a cul-de-sac which provides both on-street and off-street parking for the residence of Lucas Road as a whole.

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

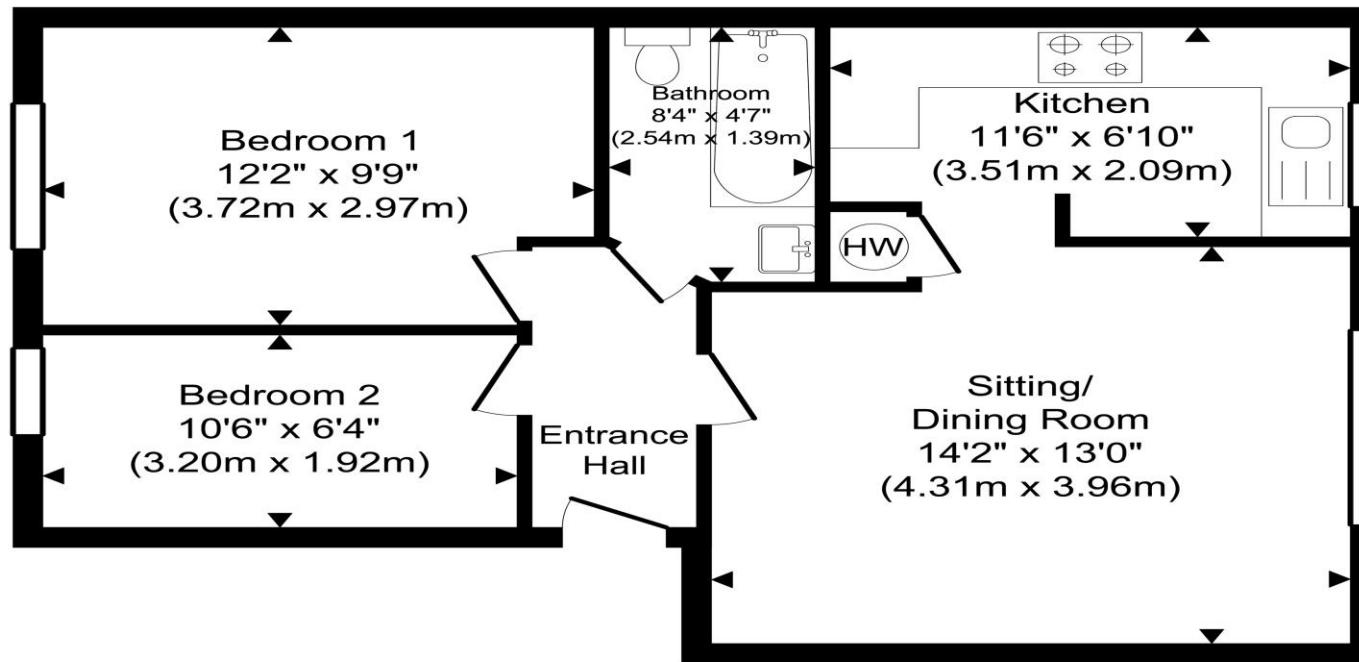
**EPC RATING:** Band D A copy of the energy performance certificate is available on request.

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

**COUNCIL TAX BAND:** A

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

# 82 Lucas Road, Sudbury, Suffolk, CO10 2WR



Approximate Floor Area  
527.53 sq. ft.  
(49.01 sq. m)

**TOTAL APPROX. FLOOR AREA 527.53 SQ.FT. (49.01 SQ.M.)**

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