



£210,000

Cross Street, Sudbury



THE PROPERTY

A well-presented two-bedroom mid-terrace property situated in the popular town of Sudbury, conveniently positioned just outside the main town centre while remaining within walking distance of a range of local amenities.

On entering the property, a useful porch area provides a welcoming entrance and practical space for coats and shoes.

The ground floor offers a generous open-plan living and dining room, creating a bright and versatile space ideal for both everyday living and entertaining. A large window to the front aspect allows plenty of natural light into the room.

The kitchen is well equipped with a range of wall-mounted and base-level cabinets, with a characterful brick feature wall providing separation from the main living area. The property benefits from a newly fitted electric oven and hob, while the freestanding washing machine and fridge are also included.

Beyond the kitchen is the ground-floor bathroom, fitted with a shower, WC and freestanding wash basin with useful integrated storage.

Upstairs, there are two generously sized bedrooms, both comfortably accommodating a double bed and additional furniture. The bedrooms benefit from large windows, with views towards the front and rear of the property, creating bright and naturally lit spaces.

Outside, the property boasts a private, fully enclosed rear garden designed with low-maintenance living in mind. The garden features decking, a patio area and several raised beds, providing attractive spaces for seating, entertaining or gardening. At the end of the garden is a good-sized shed, offering valuable additional storage.

Parking is available on the road. In addition, an area of parking a short distance from the property has recently been opened up permit-free for residents living within the location, providing an additional parking option.









Council & Council Tax Band – Band B

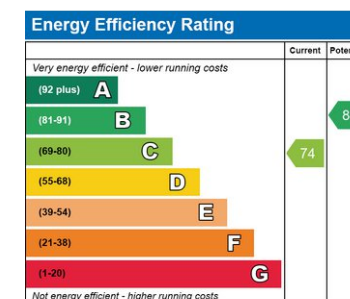
Tenure – Freehold

Broadband – Ultrafast Broadband with download speeds of up to 5500mbps and upload speeds of 5500mbps (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 – Standard brick construction



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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