

# Bychoice

ESTATE AGENTS



Rye Hill, Sudbury, Suffolk

£1,000

## Property Summary

Available soon, this 2-bedroom bungalow, conveniently close to Sudbury town centre, offers a comfortable living room, fitted kitchen and bathroom and one allocated parking space.

- Two bedrooms
- Fitted kitchen
- Living room
- Bathroom
- One allocated parking space
- Close to town centre



### THE PROPERTY

Welcome to this well-presented two-bedroom bungalow, ideally located in Sudbury and offering comfortable, practical living.

Upon entering, you are welcomed into a bright living space, providing a versatile area for both relaxing and everyday living. The property also benefits from a fitted kitchen, offering ample storage and workspace.

There are two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for a range of uses, whether for sleeping, guests, or home working. The property is completed by a bathroom fitted with essential fixtures.

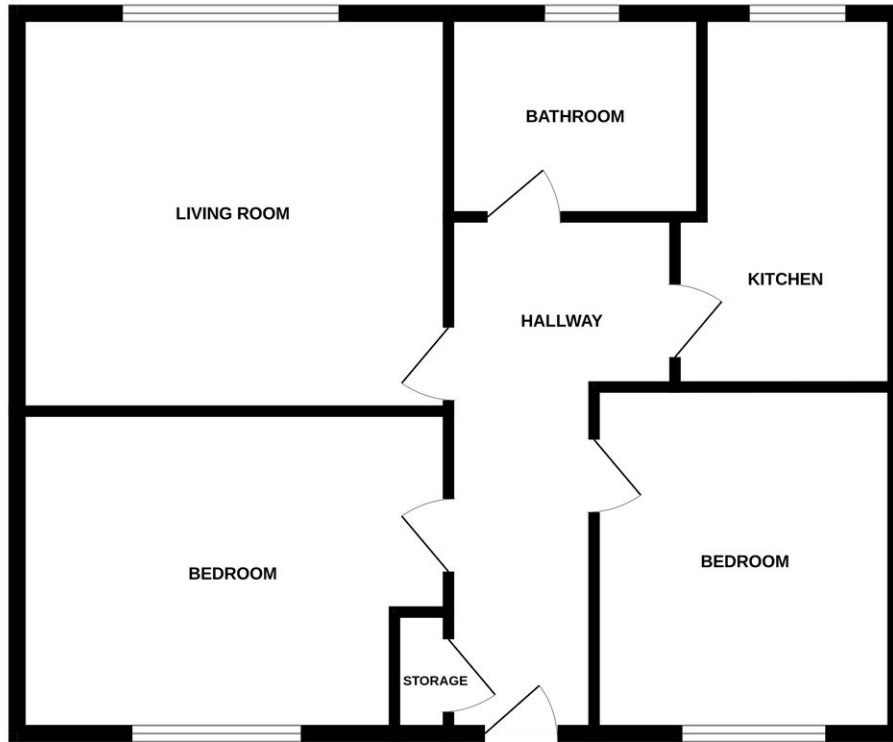
Externally, the property benefits from one allocated parking space, adding to the convenience of the home.

### THE LOCATION

Situated in Sudbury, this property enjoys a convenient position within easy reach of local amenities, including shops, supermarkets, cafés, and leisure facilities.

Sudbury is a popular market town known for its character and community feel, with a range of everyday conveniences close by. The area also offers good access to surrounding towns and transport links, making it a practical location for both work and leisure.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

### Additional Information

**Council Tax Band:**

**Local Authority:** Babergh District Council

**Post Code:** CO10 2BB

**Viewings by appointment only**

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