

**Offers in excess of £280,000**

Clermont Avenue, Sudbury



#### THE PROPERTY

A well-presented three bedroom townhouse offered with no onward chain and arranged over three floors.

The ground floor features a bright front-facing living room with a large window providing plenty of natural light. To the rear, the kitchen offers a range of worktop space, storage and integrated appliances including an oven, hob and extractor, plus an inset sink. Double doors open onto the garden, creating a practical and sociable space. A cloakroom with toilet and pedestal wash hand basin, along with under-stair storage, completes this level.

On the first floor, there is a spacious sitting room to the front with a Juliet balcony and pleasant outlook. To the rear, bedroom two benefits from built-in storage.

The top floor hosts the principal bedroom with built-in storage and an ensuite shower room fitted with a shower, toilet and pedestal wash hand basin. Bedroom three is positioned to the front, alongside the family bathroom with bath, toilet and pedestal wash hand basin. Additional storage is available on the landing.

Externally, the rear garden is designed for low maintenance with a mix of patio and lawn, plus a shed for storage. The property also benefits from two allocated parking spaces.

#### THE LOCATION

Sudbury offers a wide range of shops, along with popular Thursday and Saturday markets. The town has a good selection of restaurants, cafés and traditional pubs, alongside cultural attractions such as Gainsborough's House, St Peter's Church and the Quay Theatre.

Surrounded by countryside, Sudbury is ideal for walking and cycling, with the River Stour nearby. The town provides a range of schools, healthcare facilities and everyday amenities.

Transport links are convenient, with a train station offering connections to London Liverpool Street and surrounding areas, as well as regular bus services. Nearby destinations include Long Melford, Bury St Edmunds, Colchester and Ipswich, all offering further shopping, dining and leisure options.









**Approximate total area<sup>(1)</sup>**

932 ft<sup>2</sup>  
86.5 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council & Council Tax Band – Band A - Babergh District Council

Broadband - Ultrafast broadband with download speeds of up to 1800 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Property Construction – Brick & Render Construction

Rights and Restrictions – Access by 97 for car parking

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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.