



£300,000

Price Guide  
York Road, Sudbury



\*Guide Price £300,000 - £325,000\*

Positioned within easy walking distance of Sudbury's historic town centre, this attractive semi-detached home combines generous accommodation with a convenient location. Well-presented throughout, the property provides versatile living space that will appeal to families, first-time buyers and those seeking to be close to the town's excellent amenities.

The ground floor offers a welcoming entrance hall leading to two well-proportioned reception rooms, one ideally suited as a formal dining area or snug and the other as a comfortable lounge with dual aspect windows allowing

plenty of natural light. The kitchen is fitted with a range of units and appliances, with access to the rear garden.

Upstairs, there are three bedrooms, all of good size, together with a family bathroom. The arrangement allows flexibility, with space for family living, working from home or guest accommodation.

Externally, the property features a block-paved driveway providing parking for multiple vehicles. To the rear, the garden offers a mix of lawn and patio areas, creating an inviting space for entertaining, gardening or relaxing, with secure fencing and a shed to remain.

Sudbury itself is a thriving market town with a wide range of shops, restaurants and leisure facilities, as well as strong transport links including a branch line rail connection to London via Marks Tey. The town is well regarded for its schools, countryside walks and access to the River Stour, making it an excellent place to live for both families and professionals alike.

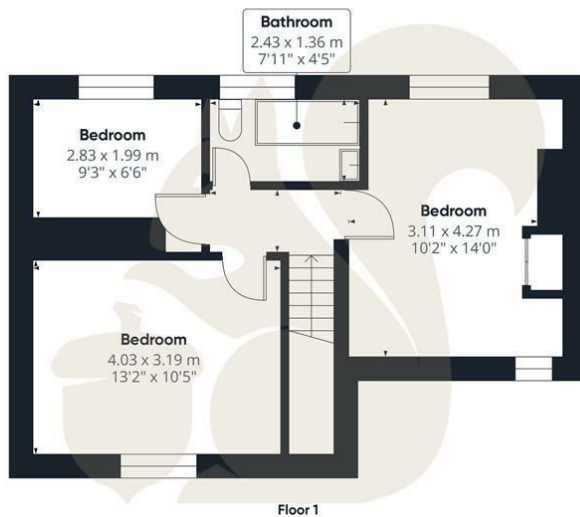
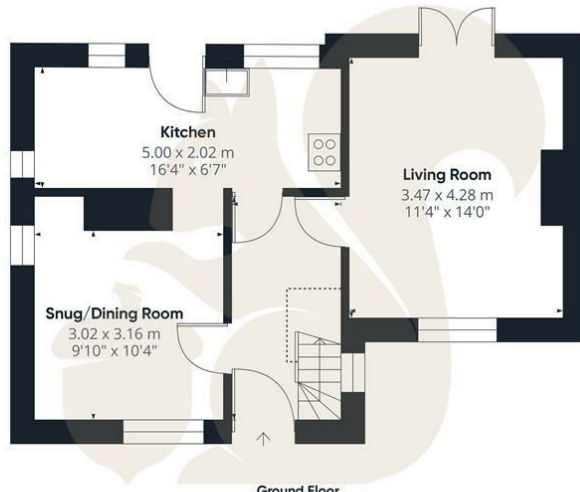
With properties in this central position rarely available, early viewing is highly recommended.











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

80.4 m<sup>2</sup>  
866 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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

GIRAFFE360

Local Authority:

Babergh


Tenure:

Freehold

Council Tax Band:

C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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