

Summary

This ground-floor apartment offers a spacious bedroom with built-in wardrobes, a bright living room, and a separate kitchen. Located close to Sudbury town centre, it's perfect for those seeking convenience with easy access to shops and transport links. Ideal for first-time buyers or investors.

Description

Approximate Room Sizes

THE PROPERTY This well-presented ground-floor apartment offers a thoughtfully arranged layout, ideal for comfortable and convenient living. Upon entering, a hallway provides access to the bedroom, bathroom, and living room, creating a well-defined flow throughout the home.

The living room, situated towards the rear, features a window that brings in natural light and has ample space to accommodate both living and dining furniture. This room seamlessly opens into the kitchen, which also benefits from a rear-facing window. The kitchen is equipped with a practical range of wall and base units, an inset stainless steel sink with a mixer tap, and an inset hob with an extractor fan above. There is also space and plumbing for a fridge/freezer and washing machine, along with an airing cupboard that houses the hot water tank, adding valuable storage.

The bedroom, located at the front of the property,

includes a built-in wardrobe and a window that enhances the room's natural brightness. The bathroom is fitted with a panelled bath and a wall-mounted shower, along with a close-coupled WC and a wash hand basin for convenience.

This property also benefits from access to parking within the development, making it a practical choice for those seeking a well-connected and manageable home.

THE LOCATION Sudbury presents an inviting shopping experience with a diverse array of stores catering to various needs. The town is renowned for its vibrant Thursday and Saturday markets, where locals and visitors can explore stalls offering fresh produce, artisan goods, and more. Dining options in Sudbury are abundant, with a mix of restaurants, cafes, and traditional English pubs. You can relish everything from classic British dishes to international cuisine, often prepared with locally sourced ingredients. For culture enthusiasts, Sudbury has much to offer. It's steeped in history and home to attractions like Gainsborough's House, the birthplace of the famous artist Thomas Gainsborough,

and the exquisite St. Peter's Church. The Quay Theatre hosts live performances and cultural events, enhancing the town's cultural scene.

Nature lovers will find the picturesque countryside surrounding Sudbury perfect for walking, cycling, and leisurely strolls along the scenic River Stour. The town itself boasts parks and green spaces for relaxation and recreational activities. Families will appreciate the variety of educational institutions, including primary and secondary schools, and further education colleges. Sudbury's healthcare facilities are conveniently accessible, with the Sudbury Community Health Centre and numerous pharmacies offering essential services. The town's excellent transportation links make it an ideal home base for those wishing to explore nearby towns and regions. Sudbury has its own train station, providing direct connections to London Liverpool Street and neighbouring towns. Reliable bus services further expand the connectivity, making it easy to venture out and explore. A short drive away is Long Melford, known for its historic village, antique shops, and the grand Holy Trinity Church. A 30-minute drive takes you to Bury St. Edmunds, a thriving market town with historical attractions like the Abbey Gardens and a wide array of shopping and dining options. Heading south, you'll

discover Colchester, a vibrant town with a rich history, a zoo, a castle, and various cultural attractions. To the east lies Ipswich, approximately 20 miles away, offering an even broader spectrum of amenities, including shopping centres, museums, and a lively waterfront area.

AGENTS NOTE

Lease Length – 154

Service Charge – TBC

Broadband – Ultrafast broadband with downloads speeds of up to 900 Mbps and upload speeds of up to 900 Mbps (Ofcom data)

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

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

Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Leasehold

Post Code – CO10 2WR

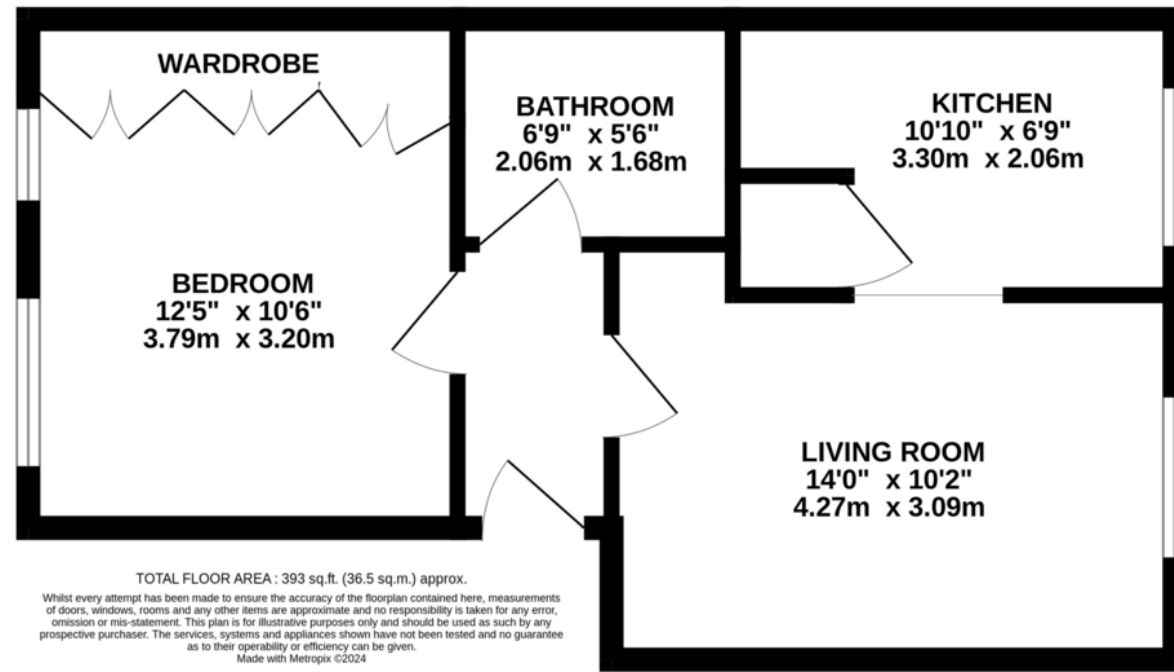
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Contact Details

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

Lucas Road | Sudbury | CO10 2WR

£120,000

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- One Bedroom
- Living Room
- Kitchen
- Built In Wardrobe
- Close To Town Centre
- Short Walk To Transport Links