



## 68 FRIARS STREET, SUDBURY, SUFFOLK, CO10 2AG

- 0.5 miles to Sudbury (branchline station)
- 17 miles to Bury St Edmunds
- 15 miles to Colchester (Mainline station to London Liverpool St).

Hall • Reception Room • Sitting Room • Dining Room  
• Kitchen • Cloakroom • 4 double Bedrooms • Shower  
Room • Off street Parking • Garage • Walled Garden •  
Cellar •

### DESCRIPTION

One of the most prestigious addresses in the town (Thomas Gainsborough's sister lived in an adjacent property) Friars Street is a stone's throw from the town centre, and on a summer's evening the thwack of leather against willow can be heard from the nearby cricket club. Sudbury Common Lands with its famous water meadows and the River Stour are 10 minutes' walk away.

Estimated to date back to the late 16th Century when No.68 and the adjoining property formed one 'high status' timber framed dwelling, this attractive semi-detached townhouse is listed Grade II as being of architectural or historical interest. Divided into two properties in the early 19th Century and following the trend in Georgian architectural styling, the properties were re-fronted with an attractive gault brick façade with sash fenestration and internally remodelled. Today, No. 68 offers generous accomodation with tremendous potential for updating and refurbishment, and benefits from a relatively new kitchen and shower.

**A SPACIOUS TOWNHOUSE WITH ORIGINS DATING BACK TO THE 16TH CENTURY REQUIRING SOME UPDATING AND REFURBISHMENT, AND SITUATED IN ONE OF THE TOWN'S MOST DESIRABLE LOCATIONS**





## OUTSIDE

No.68 stands pleasantly back from the road, with an attractive walled garden to the rear and has the rare benefit within the historic core of the town of both off-road parking, and a garage.

This house is perfect for someone who loves all that the countryside has to offer, but who desires to live in a town within walking distance of all social amenities and communication links.

An internal inspection is unreservedly recommended to appreciate the qualities and potential of the home on offer.

## LOCATION

Sudbury has a thriving market town centred around a twice-weekly open market and an excellent range of schooling, shopping, recreational and cultural facilities including the intimate Quay Theatre, all within easy walking distance of the property. The acclaimed National Centre for Thomas Gainsborough opened last year after a £10M refurbishment and is five minutes away on foot.

For commuters, Sudbury offers a rail link via Marks Tey to London's Liverpool Street station, as well as Stratford International and the Elizabeth Line, for Heathrow.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity drainage and gas connected

**Local Authority:** Babergh - Band E

**Viewings:** By arrangement with Carter Jonas  
Tel: 01787 882881

**What3Words:** ///remission.hips.deal

**Agents note:** In common with properties of this nature, elements of flying freehold are shared between this and the and the adjoining property.



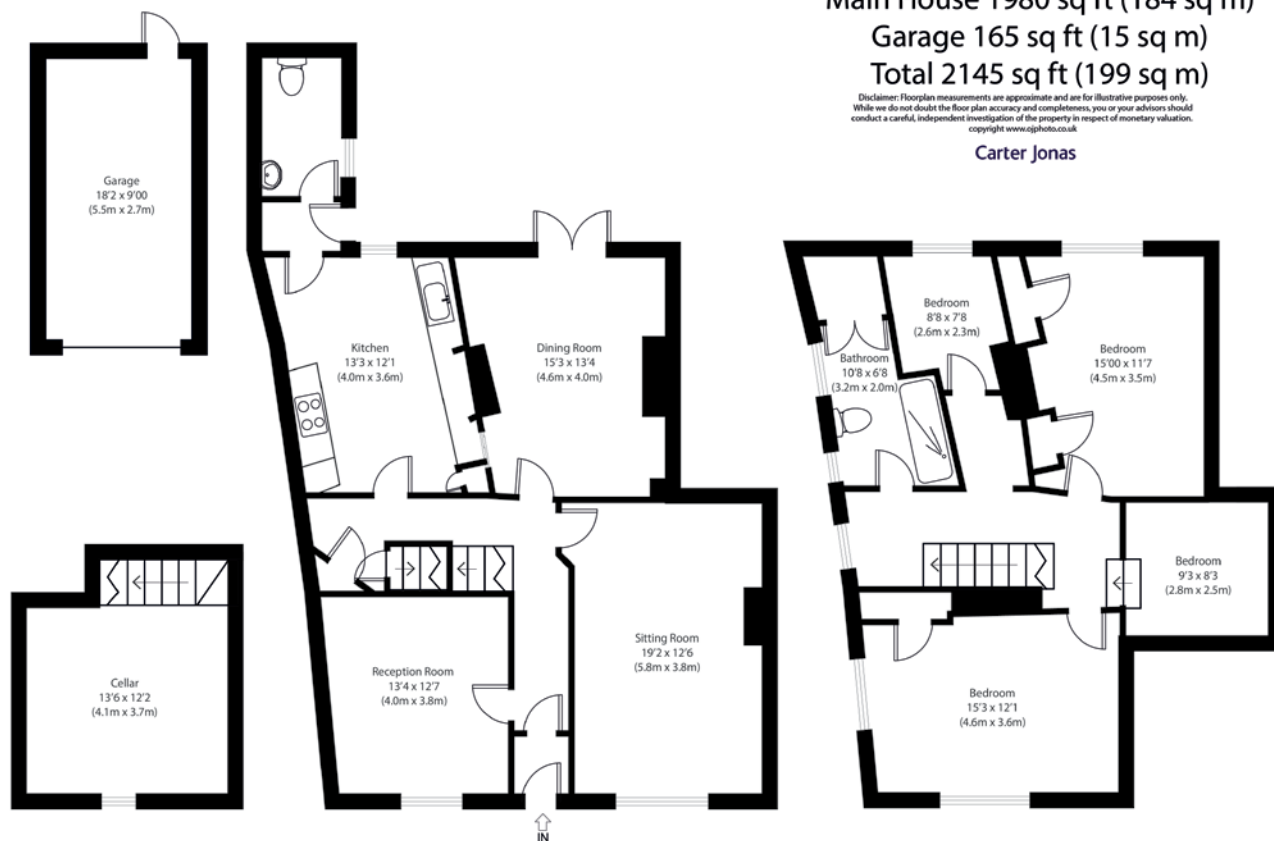




Approximate Gross Internal Area  
Main House 1980 sq ft (184 sq m)  
Garage 165 sq ft (15 sq m)  
Total 2145 sq ft (199 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjphoto.co.uk

Carter Jonas



Ground Floor

First Floor



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