



Rye Hill | Sudbury | CO10 2BB

£995 pcm

Available from May - Unfurnished. MODERN TWO BEDROOM bungalow with allocated parking. The property is located on the outskirts of Sudbury and offers a modern kitchen/diner, living room, gas central heating and communal garden.

- Two Bedrooms
- Cul De Sac Location
- Allocated Parking
- Lounge
- Gas Central Heating
- Communal Garden

Approximate Room Sizes

ENTRANCE HALL Storage cupboard housing gas boiler

BEDROOM 2 / STUDY 13' 00" x 6' 02" (3.96m x 1.88m) Window to front aspect and wall mounted radiator.

LOUNGE 12' 11" x 11' 04" (3.94m x 3.45m) Window to rear aspect and wall mounted radiator.

BEDROOM 1 12' 11" x 10' 10" (3.94m x 3.3m) Window to rear aspect and wall mounted radiator.

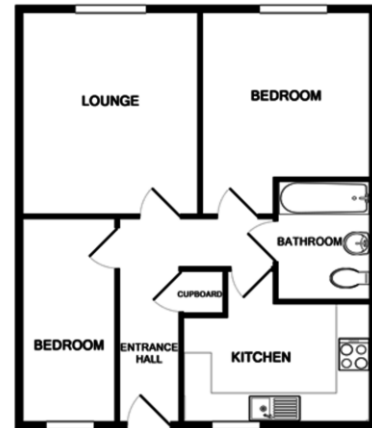
BATHROOM 7' 07" x 6' 01" (2.31m x 1.85m) Panelled bath with shower over, hand basin, low level WC, heated towel rail.

KITCHEN 12' 00" x 7' 02" (3.66m x 2.18m) Window to front aspect, range of matching wall and base units with wood effect doors and work surface over, four ring gas hob, double electric oven, space for washing machine, space for tall fridge freezer, radiator.

Agents Note *(All fees are inclusive of VAT)*

- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – Babergh District Council
Council Tax Band – B
Post Code – CO10 2BB



TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	94
(81-91) B	
(69-80) C	79
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	99
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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

