



Essex Avenue | Sudbury | CO10 1WQ

£625 pcm

Available end of June, is this well presented studio maisonette located within walking distance to the town centre. The property benefits from a large living/bedroom area with a modern kitchen, bathroom with shower over the bath and allocated parking for one car. No pets.

- Available June
- Walking Distance To Town Centre
- Gas Central Heating
- Allocated Parking

Approximate Room Sizes

STUDIO 17' 8" x 7' 10" Enter from the front door into living and bedroom area. Laminate flooring throughout with windows to front and radiators.

KITCHEN AREA 17' 4" x 11' 5" (5.3>2.8m x 3.5>1.9m) White gloss fronted wall and base units with work surface over, sink/drainage unit, electric cooker and space for washing machine under the counter.

AIRING CUPBOARD Houses the water cylinder and provides shelving for storage.

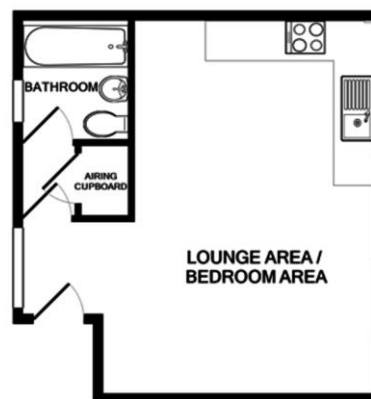
BATHROOM 6' 2" x 5' 6" (1.9m x 1.7m) Tiled flooring and part-tiled walls. Window to front, radiator. Close-couple WC, pedestal wash hand basin, paneled bath with shower over.

OUTSIDE The property benefits from allocated parking for one car. Stairs leading up to front door.

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 – A
Post Code – CO10 1WQ



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71C
55-68	D	56D	
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

