



Merton House | Church Street | CO10 8PD

Available in August. is this large two-double bedroom apartment in the popular location of Clare. The property benefits from off-road parking, generous bedroom sizes, views over the church and a large communal garden.

£895 pcm

- Available August
- Two Bedrooms
- Off-Road Parking
- Large Communal Garden
- Views Over The Church
- Walking Distance To Amenities

Approximate Room Sizes

ENTRANCE HALL Window to the front overlooking the church, loft access, airing cupboard.

LIVING ROOM 13' 1" x 14' 04" (3.99m x 4.37m) Two large sash windows to both front and side aspects. Views of the church and communal garden.

KITCHEN 11' 8" x 5' 1" (3.56m x 1.55m) Range of wall and base units with work surfaces over incorporating stainless steel sink, space for washing machine, oven and fridge/freezer. Window to side aspect.

BATHROOM Paneled bath with shower over, low-level flush WC and wash basin. Window to side aspect.

MASTER BEDROOM 11' 5" x 13' 9" (3.48m x 4.19m) Large window to front.

BEDROOM TWO 11' 3" x 13' 2" (3.43m x 4.01m) Window to rear.

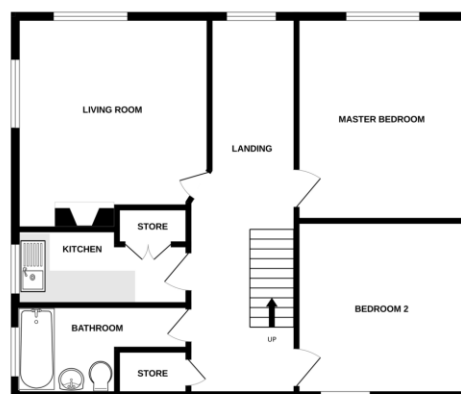
OUTSIDE Parking and large communal garden.

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 8PD

GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.
Information on this plan is based on the information provided by the seller. The seller is not responsible for any errors or omissions. The information is provided for general guidance only and should not be relied upon. The information is provided as a guide only and should not be relied upon. The information is provided as a guide only and should not be relied upon.



Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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

