

oakheart



£1,500 Per Month

Per Month

Overing Avenue, Great Waldingfield,
Sudbury



An executive style three bedroom house which is situated in the popular village of Great Waldingfield. The property benefits from being just a short distance to Sudbury town centre which has a host of shops, restaurants and attractions.

The accommodation downstairs comprises of a good sized living room, modern kitchen/diner which

features some appliances, a WC and storage cupboard. Upstairs the master bedroom is of good double size and benefits from an ensuite shower room, the second bedroom is also of double size and the third bedroom is a good sized single. Finally, the family bathroom features a three-piece white suite with a handheld shower over the bath. Externally there is an enclosed rear garden which has been

finished with raised decking and astroturf. Parking is available in a carport and additional parking can be found on the street.

The property is offered unfurnished and will be available for occupation at the end of September. Call the Oakheart lettings team for further information.



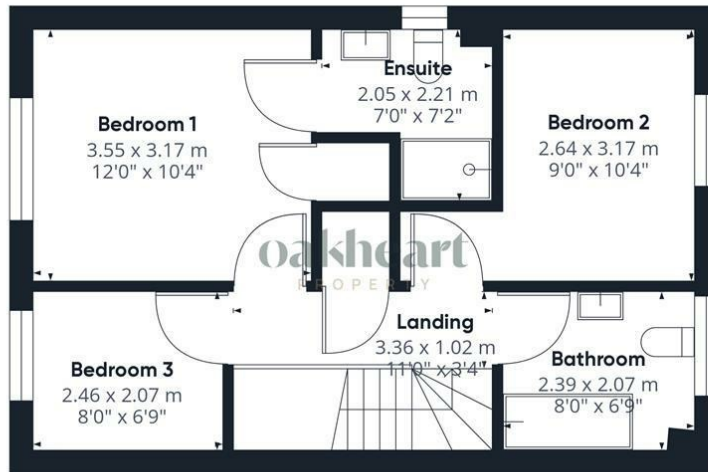








Ground Floor



Floor 1

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Approximate total area¹⁾
81.36 m²
875.75 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:
Babergh

Tenure:

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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