



**SUDBURYS**  
INDEPENDENT ESTATE AGENTS



Rent £795 pcm

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Station Road  
Sudbury  
CO10 2SP

EPC Rating 'D'

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Council Tax Band

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- OPEN PLAN KITCHEN/DINER/LIVING ROOM
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- VIEWS OVER HISTROCI MARKET TOWN
- PERIOD PROPERTY
- WALKING DISTANCE TO THE TRAIN STATION

Sudburys

1 Borehamgate  
King Street  
Sudbury  
Suffolk  
CO10 2EG

SHOWER ROOM  
3' 02" x 15' 03" (0.97m x 4.65m)  
White suite room, shower cubical, wash hand basin with tiled splash backs, low level w/c

BEDROOM  
14' x 13' 05" (4.27m x 4.09m)  
Carpet flooring, radiator heating and window to the front aspect

BEDROOM  
10' 07" x 18' 02" (3.23m x 5.54m)  
Carpet flooring, radiator heating and window to the front aspect

KITCHEN/DINER/LIVING  
21' 03" x 15' (6.48m x 4.57m)  
Narrowing to 12.01 x 6.48 integrated appliances, part laminate part carpeted, on wall Viessmann boiler, low and eye level storage space with soft close feature

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

Contact Us

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Opening Hours

Mon-Fri: 9am – 5pm  
Sat: 9am – 3pm