

SUDBURYS  
INDEPENDENT ESTATE AGENTS



Rent £1,100 pcm

---

Jubilee Road  
Sudbury  
Suffolk  
CO10 1UE

---

EPC Rating 'C'

---

Council Tax Band A

---

- TWO BEDROOMS
  - SHOWER ROOM
  - LANDING
  - ENTRANCE PORCH
  - CONSERVATORY
  - LOUNGE
  - KITCHEN/DINER
  - GAS HEATING
  - DOUBLE GLAZING
  - PATIO GARDENS
- 

Sudburys

1 Borehamgate  
King Street  
Sudbury  
Suffolk  
CO10 2EG

## LOCATION

The house is within easy walking distance of Sudbury's centre which is an historic town set within the pretty Stour Valley dating back to the 8th Century and famous for its beautiful and unspoiled water meadows. There are also many fine examples of Medieval, Tudor and Georgian property together with Victorian housing built at the time of the silk weaving trade which is still current today. The town provides an excellent range of shops, schools and recreational facilities including clubs for football, cricket, rugby, tennis, bowls, a very popular rowing club and many others. There is a wonderful quayside theatre and bar with a swimming pool/leisure complex situated beside the water meadows and river Stour. The town's train station is also within easy walking distance and provides a link to the London to Colchester line with fast services on to Liverpool Street which is also within easy walking distance of the property.

**ENTRANCE PORCH** 5' 10" x 5' 4" (1.78m x 1.6 m)  
Door to front, window to side.

**KITCHEN/DINER** 16' x 9' 2" (4.88m x 2.79m)  
Windows to front and rear elevation, worktops to two walls providing single drainer stainless steel sink with matching drainer, cupboards under, slot in cooker with cupboards adjoining with drawers and cupboards, space for fridge/freezer, radiator, under stairs storage cupboard, door to rear garden and further door to:

## CLOAKROOM

Comprising low level WC. corner wash hand basin, window to rear elevation.

**LOUNGE** 16' x 11' (4.88m x 3.35m)  
Window to front elevation, radiator, door to:

**CONSERVATORY** 13' x 8' 7" (3.96m x 2.62m)  
Windows to three elevations, French doors to side, radiator.

## LANDING

Window to rear elevation, doors giving access to:

**BEDROOM ONE** 16' x 12' 9" (4.88m x 3.89m)  
Narrow wing to 9' 2", windows to front and rear elevations, two radiators.

**BEDROOM TWO** 11' 4" x 10' 3" (3.45m x 3.12m)  
Window to front elevation, fitted shelving, radiator.

**SHOWER ROOM** 8' x 7' 9" (2.44m x 2.36m)  
Shower cubicle, low level WC. wash hand basin, radiator, airing cupboard with fitted shelving, window to rear elevation.

## GARDEN

The property benefits from a patio style front garden with retaining wall and covered side access through to the rear garden which again is mainly paved with a cultivated area to the rear of the plot and a very large garden shed/workshop to the right.

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

www.sudburys.co.uk  
email@sudburys.co.uk  
01787 374437

## Opening Hours

Mon-Fri: 9am – 5pm  
Sat: 9am – 3pm