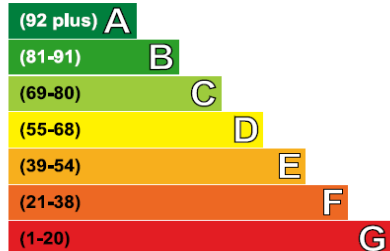




SUDBURY'S
INDEPENDENT ESTATE AGENTS

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
66	75

Rent £600 pcm

Flat 6a
6 Cornard Road
Sudbury
Suffolk
CO10 2XA

EPC Rating 'D'

Council Tax Band A

- | | |
|------------------------|---------------|
| • STUDIO APARTMENT | • TOWN CENTRE |
| • SEPARATE SHOWER ROOM | • LOCATION |
| • GAS HEATING | • |
| • DOUBLE GLAZING | • |
-

BED/SITTING ROOM

14' 10" x 12' 3" (4.52m x 3.73m)

Double glazed window to front, two double radiators, wall mounted gas fired boiler. Work surface with inset single drainer sink with space and plumbing for automatic washing machine with two cupboards to side and two double matching wall mounted cupboards, wood effect vinyl flooring, power points. Doors to:

SHOWER ROOM

Separate shower cubicle, twin flush low level WC, wash hand basin with cupboard over.

CELLAR

The access to this room is extremely difficult and must not be used by the Tenant or Guests.

The flat is within easy walking distance of Sudbury's town 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 is also within easy walking distance of the property.

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

Sudburys

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