



## 32 Ballingdon Street, Sudbury, Suffolk, CO10 2BT

£925 PCM

- Two Double Bedrooms
- Recently Redecorated
- Gas Central Heating
- Available Now
- Recently Refurbished
- Modern Bathroom Suite
- Private Rear Garden

## ACCESS

Front door opens into:

## LOUNGE

12'3" x 11'4"

A nice light room with triple glazed window to front aspect. A gas effect fireplace with built in surround. Radiator. Door to:

## DINING ROOM

11'4" x 9'8"

With double glazed window to rear aspect. Stairs rising to first floor landing. Under stairs storage space. Space for freestanding fridge/freezer. Door to:

## KITCHEN

11'3" x 5'10"

A modern white kitchen with stainless steel sink and drainer inset into a rolled edge, marble effect worktop with cupboards and drawers under. Matching range of eye level wall mounted units. Four ring electric oven with electric hob under. Extractor fan over. Double glazed window to side aspect. Door to side, further door to:

## BATHROOM

8'5" x 5'11"

A modern white bathroom suite with panelled bath with shower attachment over. Low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail. Double glazed window to side aspect.

## LANDING

With doors leading to:

## BEDROOM ONE

12'7" x 12'3"

A double bedroom with triple glazed window to front aspect. Radiator.

## BEDROOM TWO

10'10" x 9'6"

A double bedroom with double glazed window to rear aspect. Airing cupboard housing the gas fired boiler.

## OUTSIDE

The rear garden is enclosed by panel fencing.

Council Tax Band:

B

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## TENANCY INFORMATION

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1067.00

Council Tax Band: B

Availability: Now

EPC Rating: 65 - D

No Pets

Non Smokers

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

## RELEVANT LETTING FEES

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

## VIEWINGS

Strictly by prior appointment with the Letting Agent.