



1 Burkitts Court, Burkitts Lane, Sudbury, CO10 1HB

£1,000 PCM

- Three Bedroom End Terrace
- Spacious Bedrooms
- Town Centre Location
- Unfurnished
- Kitchen & Utility Room
- Gas Central Heating System
- Available Mid December 2025

ACCESS

Front door opens into:

ENTRANCE HALL

With stairs rising to the first floor landing. Door to:

LOUNGE

14'8" x 12'3"

With large window to front aspect. Opening to:

KITCHEN/DINER

10'1" x 10'4"

Fitted with stainless steel sink and drainer with mixer tap over, inset into rolled edge worksurface with cupboards and drawers under.

Matching range of eye level wall mounted units. Space for freestanding cooker/hob. Extractor hood over. Door to rear garden.

Further door to:

UTILITY ROOM

10'1" x 2'6"

With wall mounted matching cupboard. Roll edge edge worksurface with plumbing for washing machine under.

LANDING

With doors leading to:

BEDROOM ONE

10'6" x 12'3" MAX

A double bedroom with window to front aspect.

BEDROOM TWO

11'2" x 7'5"

A double bedroom with window to front aspect.

BEDROOM THREE

10'7" x 7'5"

A single bedroom with window to rear aspect.

BATHROOM

White suite with panel bath and shower attachment. Low level WC and pedestal wash hand basin. Window to rear aspect.

OUTSIDE

To the rear of the property is a paved courtyard garden with pedestrian access to the communal car park.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

*Deposit: £1153.00

Council Tax Band: B

Availability: 23rd December 2025

EPC Rating: 74 C

No Pets

Non Smokers

* MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

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

Council Tax Band:

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(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

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.

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Viewings

Strictly by prior appointment with the Letting Agent.

If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Register Interest"