

**Property Consultants** 









# 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

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.

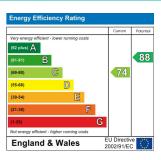
MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Council Tax Band:

В

EPC Rating:

C



# **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"

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not consitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.