



Rent £ pcm

33 Stanley Wood Avenue

Sudbury

Suffolk

CO10 1WA

EPC Rating 'D'

Council Tax Band A

- DOUBLE BEDROOM
 - BATHROOM
 - LOUNGE
 - MODERN KITCHEN
 - DOUBLE GLAZING
 - ALLOCATED PARKING
 - GOOD SIZED ENCLOSED GARDEN
-

The property is within walking distance of Sudbury's town centre which dates back to the 8th Century set within the pretty Stour Valley famous for its beautiful and unspoiled water meadows with riverside walks. 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 provides a link via Marks Tey to London's Liverpool Street Station.

LOUNGE/DINER

15' 7" x 13' 8" (4.75m x 4.17m)

Double glazed window to front elevation, double glazed door to enclosed garden, electric radiator, stairs to first floor, doorway to:

KITCHEN

7' 2" x 6' 1" (2.18m x 1.85m)

Double glazed window to side elevation, one and a quarter bowl sink with cupboards under, matching eye level cupboards, electric oven four ring electric hob with extractor over, plumbing for washing machine.

LANDING

Doors giving access to:

BEDROOM

13' 7" x 8' (4.14m x 2.44m)

Double glazed windows to front and side elevations, built in wardrobe, electric radiator.

BATHROOM

Double glazed window to side elevation, panel enclosed bath with shower over, pedestal wash hand basin, low level WC, electric heated towel rail.

GARDEN

The garden is a wonderful feature of the property providing a good and fully enclosed outside space with the added benefit of a garden shed located to the foot of the garden and personal gate giving outside access.

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

1 Borehamgate

King Street

Sudbury

Suffolk

CO10 2EG

Contact Us

www.sudburys.co.uk

email@sudburys.co.uk

01787 374437

Opening Hours

Mon-Fri: 9am – 5pm

Sat: 9am – 1pm