



34 Ballingdon Street, Sudbury

£1,050 PCM

Welcome to this good sized three-bedroom mid-terraced house. The home offers two spacious reception rooms, kitchen, family bathroom and separate cloakroom.

Additional highlights include a private, paved outdoor area. The central location ensures convenient access to local amenities and transport links. This property is available from the end of April and is offered unfurnished. Arrange your viewing today to appreciate all this wonderful home has to offer.

Lounge

12' 2" x 11' 6" (3.71m x 3.51m)

With window to front aspect. Door opening to:

Dining Room

11' 6" x 9' 8" (3.51m x 2.95m)

With window to side aspect. Stairs leading to the first floor landing. Opening to:

Kitchen

9' 4" x 9' 1" (2.84m x 2.77m)

Fitted kitchen comprising of stainless steel one and a half bowl sink and drainer with mixer tap over, inset to worksurface with a range of cupboards and drawers under. Matching range of eye level wall mounted units. Four ring gas hob and stainless steel

extractor hood over. Gas fired boiler. Plumbing for washing machine. Space for fridge freezer. Window to rear aspect. Door leading to rear garden, further door to:

Cloakroom

Comprising low level WC and pedestal wash hand basin.

Landing

With doors to:

Bedroom One

13' 3" x 9' 4" (4.04m x 2.84m)

A double bedroom with window to front aspect.

Bedroom Two

9' 5" x 9' 8" (2.87m x 2.95m)

A double bedroom with window to rear aspect.



Bedroom Three

9' 1" x 7' 7" (2.77m x 2.31m)

A double bedroom with window to rear aspect.

Bathroom

Panel bath with shower attachment over. Low level WC. Wash hand basin.

Outside

With pedestrian access down the side of the property to the rear garden with patio area, all enclosed by panel fencing.

Tenancy Information

The rent is exclusive of utilities and council tax. Minimum term: 6 Months *Deposit: £1211.53 Council Tax Band: C Local Authority: Babergh District Council Availability: 27th April 2026 EPC Rating: D - 68 * 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.

Viewings



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 "Make an Offer"

