



SUDBURYS
INDEPENDENT ESTATE AGENTS



Rent £1,200 pcm

31 Lionel Hurst Close
Great Cornard
Sudbury
CO10 0YX

EPC Rating 'D'

Council Tax Band B

- THREE BEDROOMS
 - BATHROOM
 - ENTRANCE HALL
 - TWO RECEPTION ROOMS
 - KITCHEN
 - GAS HEATING
 - DOUBLE GLAZING
 - ENCLOSED GARDEN
-

ENTRANCE HALL

7' x 4' 2" (2.13m x 1.27m)

Door to front elevation, stairs to first floor, radiator, door through to:

LOUNGE

12' 9" x 12' 1" (3.89m x 3.68m)

Window to front elevation, radiator, attractive ornamental open brick fire place with recessed niches, tiled mantle piece and hearth, electric coal effect fire, door through to:

DINING ROOM

10' 6" x 8' 0" (3.2m x 2.44m)

Window to rear elevation, radiator, archway to:

KITCHEN

10' 5" x 6' 9" (3.18m x 2.06m)

A modern kitchen with white fronted units and black worktops comprising inset gas hob with electric oven under, inset 1 1/2 bowl sink with mixer tap and adjoining drainer, space and plumbing for washing machine, three utensil drawers and cupboards, three matching wall mounted cupboards, vinyl tiled flooring, part tiling to walls, window to rear elevation, half glazed door to rear garden.

FIRST FLOOR LANDING

Window to side elevation, doors giving access to:

BEDROOM ONE

11' 10" x 9' (3.61m x 2.74m)

Window to front elevation, radiator.

BEDROOM TWO

11' 6" x 5' 5" (3.51m x 1.65m)

Window to rear elevation, radiator.

BEDROOM THREE

9' x 6' 7" (2.74m x 2.01m)

Narrowing in part to 6' 9"

Window to front elevation, radiator, cupboard over stairwell housing gas fired boiler,

BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m)

Benefitting from a white suite and comprising paneled bath with shower over and full tiling, pedestal wash hand basin with mixer tap. low level WC., radiator, window to rear elevation. tile effect vinyl flooring.

The property benefits from an open plan front garden which is laid to lawn with independent driveway providing off road parking with access to the rear garden which is of a good size and fully enclosed by larch lap fencing. To rear of the house is a patio and shingled area leading to a good sized timber summer house. The remaining garden is lawn with a further area of slate chippings.

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 – 3pm