



74 Clermont Avenue, Sudbury

£1,295 pcm

This beautifully presented three bedroom town house offers spacious and versatile accommodation, ideal for families and professionals seeking modern living in a convenient location. The property further benefits from private rear garden, allocated parking. Available NOW. Unfurnished.

Entrance Hallway

With stairs rising to first floor. Under stairs storage cupboard. Doors leading to:

W/C

With low level W/C and pedestal wash hand basin. Window to front aspect.

Kitchen

13' 8" x 6' 8" (4.17m x 2.03m)

A good sized kitchen with a electric oven, four ring gas hob and overhead extractor fan. Eye level and below storage cupboards. Plumbing for washing machine and space for fridge/freezer. Window to front aspect. Leads out to:

Living Room

12' 0" x 13' 6" (3.67m x 4.12m)

A good sized room with window and patio doors to rear aspect.

Landing

With stairs rising to the second floor. Doors leading to:

Bedroom Three

8' 9" x 13' 7" (2.67m x 4.13m)

A spacious double bedroom with windows to rear aspect.

Bedroom Two

5' 9" x 13' 5" (1.76m x 4.10m)

A single room with a window to front aspect.



Bathroom

6' 9" x 6' 3" (2.06m x 1.90m)

With a low level w/c and pedestal hand wash basin, white panelled bath with shower.

Second Floor Landing

With door to:

Bedroom One

11' 10" x 9' 11" (3.61m x 3.03m)

A double bedroom with a storage cupboard. Window to front aspect. Door leading to:

Ensuite

3' 6" x 10' 0" (1.07m x 3.06m)

With enclosed shower cubicle, low level w/c and a pedestal hand wash basin. Airing cupboard and window to rear aspect.

Outside

To the rear of the property is a enclosed garden with pedestrian access to a covered car port.



The rent is exclusive of utilities and council tax. *Deposit: £1494.00 Council Tax Band: C Availability: NOW EPC Rating: 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



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"



