



Rent £1,200 pcm

Radiator Road
Great Cornard
Sudbury
CO10 0HX

EPC Rating 'D'

Council Tax Band B

- THREE BEDROOMS
 - FIRST FLOOR CLOAKROOM
 - ENTRANCE HALL
 - LOUNGE
 - KITCHEN
 - UTILITY ROOM
 - BATHROOM
 - DOUBLE GLAZING
-

ENTRANCE HALL

Stairs to first floor, door to front, further doors to:

LOUNGE

13' x 13' 5" (3.96m x 4.09m)

Bay window to front, radiator, gas coal effect fire with brick surround and matching hearth and wood flooring,

KITCHEN/DINER

12' 10" x 11' 4" (3.91m x 3.45m)

A well equipped kitchen benefiting from light grey units with slot in cooker, dishwasher, French doors to rear garden, part tiling to walls, wood effect flooring, radiator, inset sink with mixer taps over, extractor hood, walkway to:

UTILITY ROOM

9' x 7' (2.74m x 2.13m)

Window to side elevation, tiled flooring, washing machine, fridge/freezer, fitted cupboard with louvered doors, door through to:

BATHROOM

Providing panelled bath with shower off, low level WC., pedestal wash hand basin, part tiling to walls, radiator, wall cabinet, window to rear elevation.

LANDING

Airing cupboard off and doors giving access to:

CLOAKROOM

Low level WC., wash hand basin, radiator, window to rear.

BEDROOM ONE

14' 10" x 11' 6" (4.52m x 3.51m)

Window to front elevation, fitted wardrobe, radiator.

BEDROOM TWO

11' 9" x 9' (3.58m x 2.74m)

Window to rear elevation, radiator, fitted wardrobe.

BEDROOM THREE

8' 2" x 7' 8" (2.49m x 2.34m)

Window to rear elevation, radiator.

GARDENS

The property benefits from a walled front garden with parking to the front and side access through to the rear garden which is a good size and fully enclosed. There are lawns and flower borders, patio with a pergola, garden shed with the added feature of an outside butler sink which is presently used as a dog washing station.

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

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