



Gainsborough Street | Sudbury | CO10 2EU

£500 pcm

AVAILABLE EARLY JUNE- *Unfurnished* A one bedroom flat to let in Sudbury town center. Benefits include being walking distance to numerous amenities and transport links, one bedroom, an open plan kitchen/living area, a bathroom and a communal garden.

- Walking Distance to Amenities
- Close to Train Station
- One Bedroom
- Council Tax Band A
- Communal Garden
- Available Early June

Approximate Room Sizes

ENTRANCE LOBBY AND PANELLED DOORS OFF TO:

LOUNGE/OPEN PLAN KITCHEN 19' 7" x 13' 4" (5.97m x 4.06m) Three windows to front aspect, electric radiator, base unit, single drainer stainless steel sink, electric cooker, extractor, space and plumbing for washing machine, telephone point, door to walk in Airing Cupboard, hot water cylinder and immersion heater.

BEDROOM 11' 4" x 8' 7" (3.45m x 2.62m) Window to rear aspect, night storage heater and door to:-

SHOWER ROOM White suite of low level WC, pedestal wash basin, shower cubicle, wall mounted warm air heater, extractor.

OUTSIDE Shared courtyard garden

Agents Note *(All fees are inclusive of VAT)*

- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – Babergh District Council
Council Tax Band – A
Post Code – CO10 2EU
Please Note – xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

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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