



## 3 Weavers Terrace Weavers Lane, Sudbury

£1,000 pcm

This three bedroom terraced property is located within walking distance to Sudbury Town Centre and the towns railway station giving access to London's Liverpool Street via Marks Tey. The property is well presented and benefits from a private courtyard garden. Available Mid July. Unfurnished.

### Entrance Hall

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

### Kitchen/Diner

13' 0" x 8' 10" (3.96m x 2.68m)

Fitted with a range of units including stainless steel sink and drainer with mixer tap over, inset into rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Plumbing for washing machine. Space for fridge/freezer. Space for freestanding oven/hob. Extractor fan fitted. Window to front aspect.

### Living Room

13' 3" x 15' 4" (4.04m x 4.67m)

A good sized room with window to rear and French Doors opening into the rear garden.

### Landing

With doors leading to:

### Bedroom One

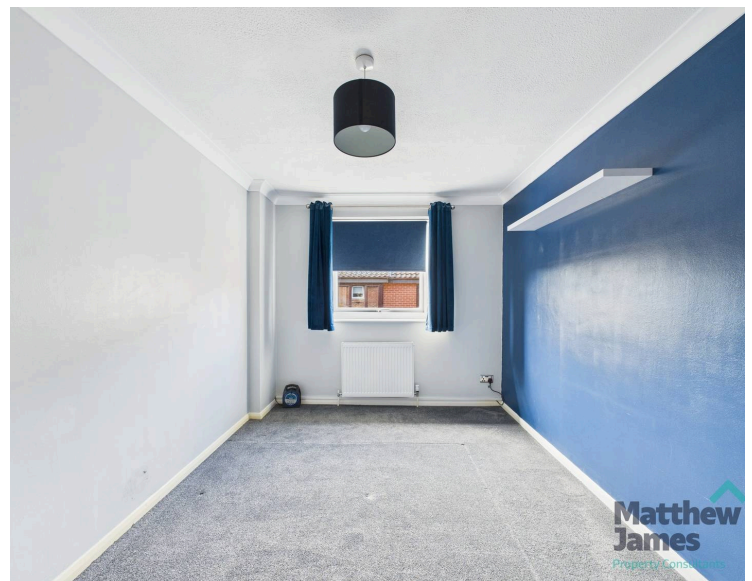
13' 2" x 8' 11" (4.02m x 2.73m)

A double bedroom with window to front aspect.

### Bedroom Two

13' 2" x 8' 11" (4.01m x 2.71m)

A double bedroom with window to rear aspect.



### Bedroom Three

7' 9" x 6' 3" (2.35m x 1.91m)

A single bedroom with window to rear aspect.

### Bathroom

6' 8" x 6' 2" (2.02m x 1.89m)

Fitted with a white suite including a panel bath with shower attachment over. Low level WC and pedestal wash hand basin. Window to front aspect.

### Outside

The rear garden is laid to patio and enclosed by panel fencing. Pedestrian access to a communal car park.

### Viewings

Strictly by prior appointment with the Letting Agent.



### Tenancy Information

The rent is exclusive of utilities and council tax.

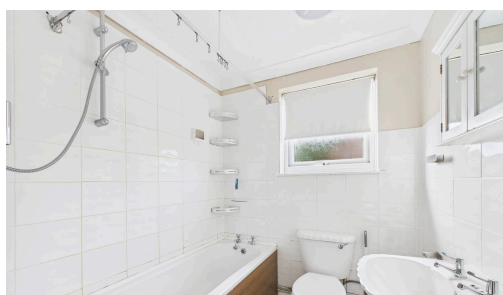
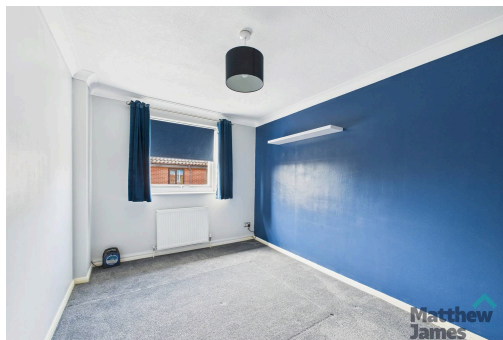
\*Deposit: £1,153.00

Council Tax Band: C

Availability: Mid July

EPC Rating: C

\* 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.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

748 ft<sup>2</sup>  
69.5 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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