



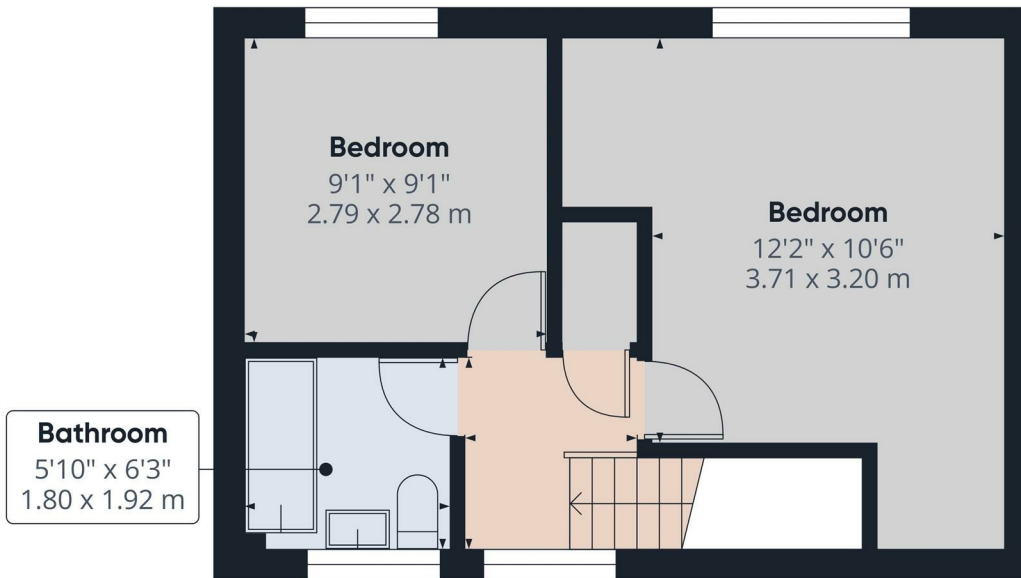
4 PATTICROFT

SUDBURY, CO10 7UJ

£925 PER MONTH

3 Point Property Management are delighted to offer for Let this well presented 2 Bedroom Semi Detached house in the popular village of Glemsford. The property benefits from Gas Central Heating, Garage and Off Road Parking, Full UPVC Double Glazing, enclosed rear garden and more!





Approximate total area^m
307 ft²
28.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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