



Rubens Walk | Sudbury | CO10 1PR

A link-detached three bedroom property in Sudbury is available this November. The property benefits from three bedrooms, en-suite to master bedroom, a single garage and off-road parking. Located close to local amenities, this is not one to be missed. Call now to secure a viewing.

£1,350 pcm

- Available November
- Garage
- Off-Road Parking
- En-Suite to Master Bedroom
- Two Reception Rooms
- Garden

ENTRANCE HALL Enter from the front door into hallway. Doors to kitchen, living room and downstairs WC. Stairs ascending to first floor.

DOWNSTAIRS WC Pedestal sink and WC. Window to front aspect.

KITCHEN 10' 58" x 6' 71" (4.52m x 3.63m) Range of matching wall and base units with work surface over. Integrated electric oven and gas hob with extractor over. Under counter space and plumbing for a washing machine and/or dishwasher. Window to front aspect.

LIVING ROOM/DINING ROOM 16' 74" x 13' 97" (6.76m x 6.43m) Large reception room leading to conservatory. Storage cupboard under the stairs.

CONSERVATORY 12' 81" x 9' 18" (5.72m x 3.2m) Enter from living room, sliding doors. Windows to all aspect with doors into rear garden.

MASTER BEDROOM 10' 92" x 8' 6" (5.38m x 2.59m) Built in wardrobes. Door to en-suite. Window to front aspect. Radiator.

EN SUITE Enclosed shower cubicle, pedestal sink and WC. Window to front aspect.

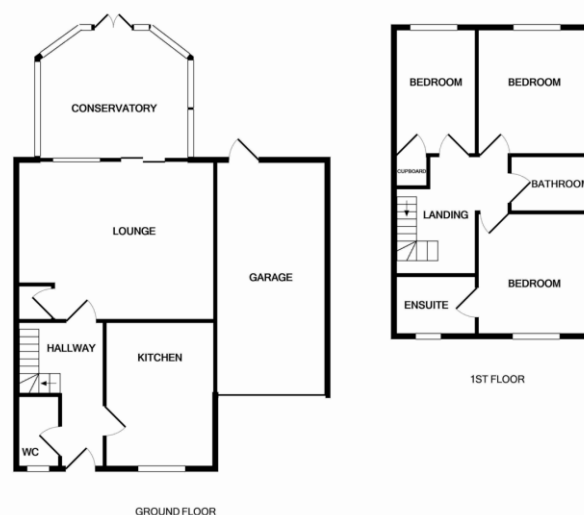
BEDROOM TWO 8' 42" x 8' 13" (3.51m x 2.77m) Built in wardrobe. Window to rear aspect. Radiator.

BEDROOM THREE 8' 79" x 5' 61" (4.44m x 3.07m) Window to rear aspect. Radiator.

FAMILY BATHROOM 7' 37" x 5' 51" (3.07m x 2.82m) Panelled bath with shower attached over. WC and vanity sink. Window to side aspect.

OUTSIDE Stoned front garden with steps leading to front door. Rear garden fully paved with small flower beds to side. Timber shed. Single garage with up-and-over door and off-road parking for one vehicle.

Local Authority – Babergh District Council
Council Tax Band – C
Post Code – CO10 1PR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 05021



Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

