



Minden Road | Sudbury | CO10 2TY

£695 pcm

Available December is a second floor two-bedroom apartment within walking distance to the town centre. The property benefits from a large living room, two generous bedrooms and communal gardens. Call now to secure a viewing.

- Available December
- Two Double Bedrooms
- Town Centre Location
- Communal Gardens

Approximate Room Sizes

ENTRANCE HALL Access to living room, bathroom and kitchen. Storage cupboard housing the boiler.

KITCHEN 11' 92" x 7' 52" (5.69m x 3.45m) A range of base and wall mounted units with worksurface over. Integrated electric oven and hob with extractor over. Stainless steel sink. Space and plumbing for washing machine. Space for fridge freezer. Window to side aspect.

BATHROOM Paneled bath with shower attachment over. Pedestal sink, WC and towel rail. Window to side aspect.

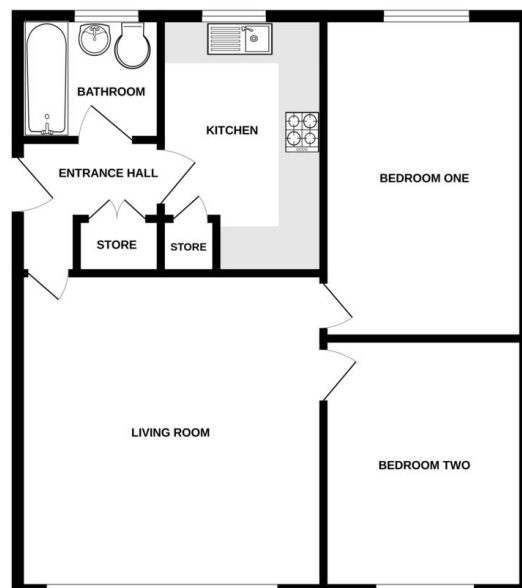
LIVING ROOM 14' 86" x 14' 46" (6.45m x 5.44m) Access to both bedrooms. Electric fireplace and surround. Large window to front aspect.

BEDROOM ONE 11' 96" x 9' 95" (5.79m x 5.16m) Window to rear aspect.

BEDROOM TWO 10' 4" x 9' 95" (3.15m x 5.16m) Window to front aspect.

AGENTS NOTE Please note, the landlord is not accepting pets at this property.

Local Authority – Babergh District Council
Council Tax Band – A
Post Code – CO10 2TY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Contact Details

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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

