



Ballingdon Street | Sudbury | CO10 2BT

£930 pcm

Available August - Unfurnished. A beautiful property offering a wealth of quality features to include two double bedrooms, large living/dining room leading and very spacious garden. Opposite the property there is a car park for Ballingdon Street residents only and access to the valley walk. Call now to secure a viewing.

- Available August
- Large Living/Dining Room
- Generous Garden
- Two Double Bedrooms
- Parking Available
- Close to Local Amenities

ENTRANCE HALL Enter from front door. Solid wood flooring, radiator, window to front. Under the stairs there is storage and office space with built in wooden desk.

LIVING/DINING ROOM 19' 10" x 12' 1" (6.05m x 3.68m) Triple aspect sliding door to rear leading out onto the garden. Solid wood flooring, radiators.

KITCHEN 13' 4" x 6' 9" (4.06m x 2.06m) Range of matching base and wall units with high gloss green fronted cupboards, integrated electric double oven and gas hob, sink with drainer. Spaces for washing machine and fridge/freezer under the counter. Part tiled walls, tiled floor, window to side and front. Stable door leading to rear garden.

WC Laminate floor, hand basin, toilet, radiator, part tiled walls, window to front.

BATHROOM Part tiled walls, bath with mixer tap shower over, toilet and hand basin.

BEDROOM ONE 11' 42" x 12' 67" (4.42m x 5.36m) Double bedroom, radiator and dual windows to rear.

BEDROOM TWO 8' 08" x 12' 16" (2.64m x 4.06m) Double bedroom, window to rear and alcove with shelves.

OUTSIDE To the rear there is a spacious garden mainly laid to lawn, with a patio area to the side. The garden contains a shed for outside storage.

Local Authority – Babergh District Council
Council Tax Band – C
Post Code – CO10 2BT



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 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

