



Ballingdon Street | Sudbury | CO10 2BP

£775 pcm

A characteristic one bedroom property located just outside the Sudbury town centre. With a large south facing garden, office room and large bedroom this is not one to be missed! Call now to secure a viewing.

- Available September
- Large Garden
- Office/Study Space
- Character Features
- Gas Central Heating
- Walking Distance to Town Centre

**ENTRANCE HALL** From the front door, access to the living room on the left. Access into the kitchen directly ahead.

**LIVING ROOM** 9' 10" x 12' 4" (3.00m x 3.77m) Off white walls and light grey carpet. Window to front, radiator to side. Characteristic features to include exposed beams and brick fireplace.

**KITCHEN** 13' 7" x 8' 11" (4.15m x 2.74m) Off white walls with laminate flooring. Cream units with wooden effect work surface. Integrated oven and hob and plumbing for a washing machine. Small pantry-like cupboard to allow for additional storage. Door to staircase and first floor. Access to the garden through back door.

**MASTER BEDROOM** 13' 7" x 12' 6" (4.15m x 3.83m) Large double bedroom with off white walls and light grey carpet. Large window to the front. Access to the en-suite style shower room and toilet.

**BATHROOM** White walls with complementary black tiles and light grey Lino flooring. White toilet with pedestal sink and mirror above. Enclosed shower cubicle.

**OFFICE/STUDY** 13' 7" x 8' 9" (4.15m x 2.68m) Off white walls and light grey carpet. Generously sized additional space with potential to be used as a office/study, storage or a small bedroom. Slanted ceiling with large window and dark wood bannister.

**GARDEN** Large enclosed South facing garden. Small shed to rear.

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



Tel: 01787 468400  
Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		

