



Ballingdon Street | Sudbury | CO10 2BX

£995 pcm

This three-bedroom townhouse within walking distance to Sudbury town centre is available March. The property benefits from three double bedrooms, living/dining room and family bathroom. Call now to secure a viewing!

- Available March
- Three Double Bedrooms
- Private Garden
- Built-In Storage
- Close to Local Amenities
- On-Road Parking Available

LIVING/DINING ROOM 10' 78" x 12' 00" (5.03m x 3.66m)

Enter into the living area from the front door. The fireplace provides a focal point in the room and is fully functioning as an open fireplace. The floor is laid to oak laminate and the walls are white. Window to the front.

KITCHEN 10' 89" x 8' 53" (5.31m x 3.78m)

Enter from the back door into the kitchen. The kitchen cabinets are combination of oak effect and white units with oak effect worksurface over. Brown/red floor tiles compliment the white wall tiles. The kitchen has space for an oven, washing machine and fridge/freezer. Stairs to the first floor.

MASTER BEDROOM 10' 78" x 12' 01" (5.03m x 3.68m)

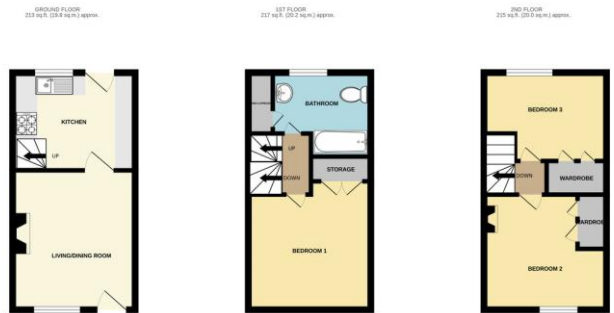
The master bedroom is laid with oak laminate flooring and white walls as per the living/dining room. There is a feature fireplace in the room with a window to the front of the property. This room also benefits from built in storage. Currently used as the living room.

BEDROOM 2 10' 91" x 8' 97" (5.36m x 4.9m) This bedroom has grey carpets with white walls. There is a feature fireplace in the room with a window to the front of the property. This room also benefits from built in storage.

BEDROOM 3 10' 91" x 9' 97" (5.36m x 5.21m) This bedroom has brown carpets with white walls. The room benefits from built in storage, perfect as a wardrobe. Window to rear.

BATHROOM The bathroom has complementary black floor tiles and white wall tiles. It boasts a bath with a shower over, toilet and sink. The airing cupboard is here which houses the boiler and some additional storage. Window to rear of the property.

Local Authority – Babergh District Council
Council Tax Band – B
Post Code – CO10 2BX



TOTAL FLOOR AREA: 646 sq.ft. (60.0 sq.m.) approx.
Notes: Areas shown are approximate and are for guidance only. The agent is not responsible for any errors, omissions or misstatements. The agent is not responsible for any errors, omissions or misstatements. The agent is not responsible for any errors, omissions or misstatements. The agent is not responsible for any errors, omissions or misstatements.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 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

