

## Transport Links

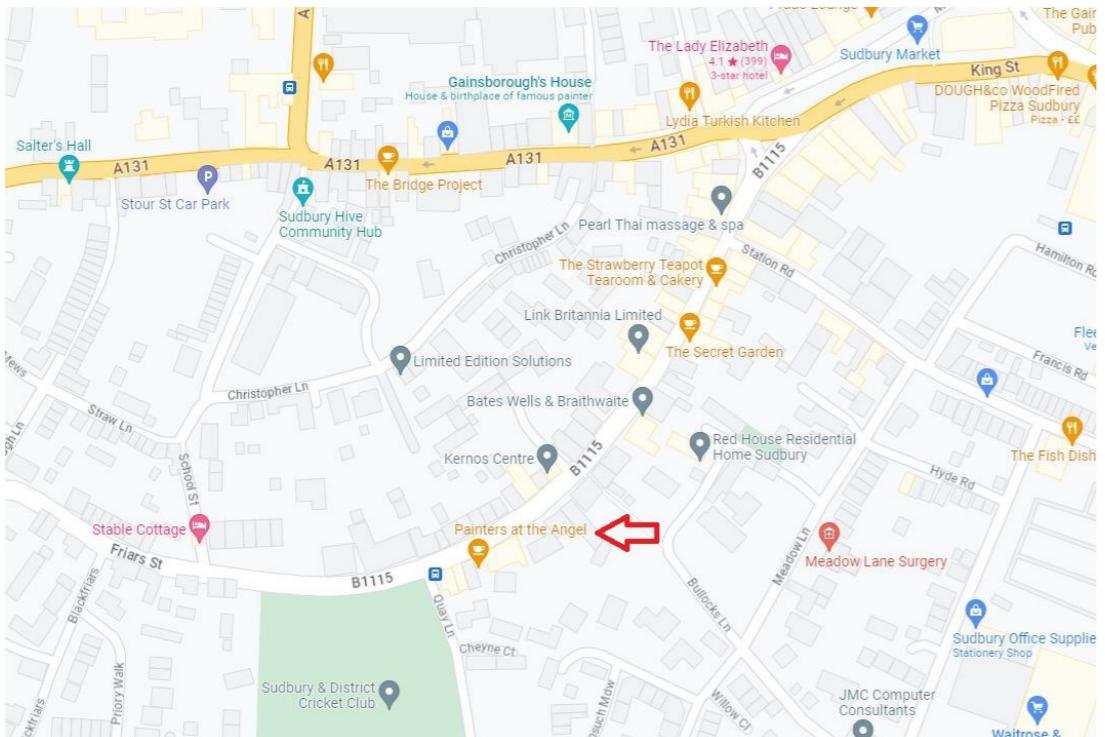
### Train Routes

The closest train stations are Sudbury and Braintree.

The travel time from Sudbury to London Liverpool Street is one hour and twenty minutes, from Braintree the travel time is fifty nine minutes.

### Bus Routes

There are buses from Sudbury going to Halstead, Colchester, Braintree and outlying villages.



### Agents Note:

Oswicks would like to make purchasers aware that these particulars have been prepared as a guide and therefore all the measurements taken are approximate.

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information supplied by the seller. The Agent has no sight of the title documents. A buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must always check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal complaints handling procedure. Please ask us for our complaints handling procedure and we will send it on to you. The CHP is also available on our web site.



## 1 Bedroom Cottage

Available To Let  
£750.00 pcm

### PROPERTY FEATURES

- Freshly Decorated
- Immaculately presented
- Period Features
- 2 Reception Rooms
- Large Bedroom
- KITCHEN WITH APPLIANCES
- UTILITY
- COURTYARD GARDEN

We are delighted to offer this perfectly formed hidden gem set quietly off the centrally located Friars Street..

Entered through the sunny courtyard garden, you walk into an immaculately maintained and beautifully presented well-proportioned one bedroom cottage with the benefit of two good sized reception rooms, and light and airy kitchen with the additional benefit of a separate utility area.

With just a short walk to all the amenities that Sudbury has to offer, and within walking distance of the train station this is an ideal as a weekend bolt hole, or for the London worker who wants to live away from the main city.

# Accommodation

## Entrance Lobby

Entered through an attractive panelled front door, stepping onto original floorboards. Space for coats and shoes and door to:-

## Reception 3.94m x 3.5m

Casement windows overlooking the courtyard garden and stairs leading to first floor. Stripped Victorian door, wood floor, exposed original beams and original bread oven 'hook'. Boiler cupboard.



Reception

## Kitchen 4.37 x 2.42m

Double aspect windows, and doors to utility and receptions. Fitted units in a neutral pale grey with wood work surface over. Ceramic London sink, mixer taps, part tiled walls. Built-in oven/hob/extractor. Appliances available. Wood effect floor tiles

## Utility/Larder 1.2m x 1.4m

Window to the rear, shelving and space for freezer



Reception

## Reception 5.67m x 3.84m

Accessed via a cottage style door. Attractive bay window incorporating window seat. Original corner cupboard, Stripped original flooring,

Carpeted stairs to first floor landing, with window to the rear.



Bay Window

## Bathroom 3.31m x 1.98m

Accessed via cottage style door. Window overlooking courtyard garden. Three-piece suite in white comprising panelled bath with mixer tap and independent shower controls over. Pedestal wash hand basin with hot and cold supply, close couple WC. Airing cupboard. Wood effect floor tiles.

## Bedroom 4.2m x 3.2m

Accessed via original cottage style door, windows overlooking courtyard garden. Carpet flooring.

## Courtyard Garden

A bright sunny area to enjoy BBQ's and outside eating



Kitchen



Stairs



Bathroom



Bedroom



Kitchen

## Services, Local Council and Council tax band

The property is connected to the mains water, electricity and sewage. The average broadband speed is 80Mbps. the local authority is Babergh District Council.