

Robert Darry Close,
Sudbury



3 Bedroom House

Available To Let
£1,300pcm

Set towards the end of a quiet, small cul-de-sac we are pleased to offer this corner 3-bedroom family home with the benefit of two allocated parking spaces.

Property Features

- THREE BEDROOMS
- LARGE LOUNGE/DINER
- MODERN KITCHEN
- DOWNSTAIRS WC
- CENTRAL HEATING
- ALLOCATED PARKING FOR TWO CARS
- GARDEN
- REDECORATED THROUGHOUT
- EPC RATING: B

Close enough to Sudbury for the convenience of all its shopping and transport amenities, this newly decorated home is also just a short walk to the famous Sudbury Water Meadows.

Accommodation

Hallway

Glazing panel to entrance door, access to all downstairs rooms. Understairs cupboard. Hard flooring with carpeted stairs to first floor.

Lounge:- 5.48m x 3.5m

Light and bright with patio doors opening to rear garden. Hard flooring.

Kitchen:- 4.16m x 3.32m

Modern fitted units with built-in oven and hob with extractor, space for further appliances. Hard flooring.

Downstairs WC

Two piece suite in white. Hard flooring.



Kitchen



Lounge

Transport Links

Train Routes

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

Bus Routes

There are buses from Sudbury going to Bury St Edmunds, Halstead, Colchester and the outlying villages such as Lavenham, Melford, and Cornard.

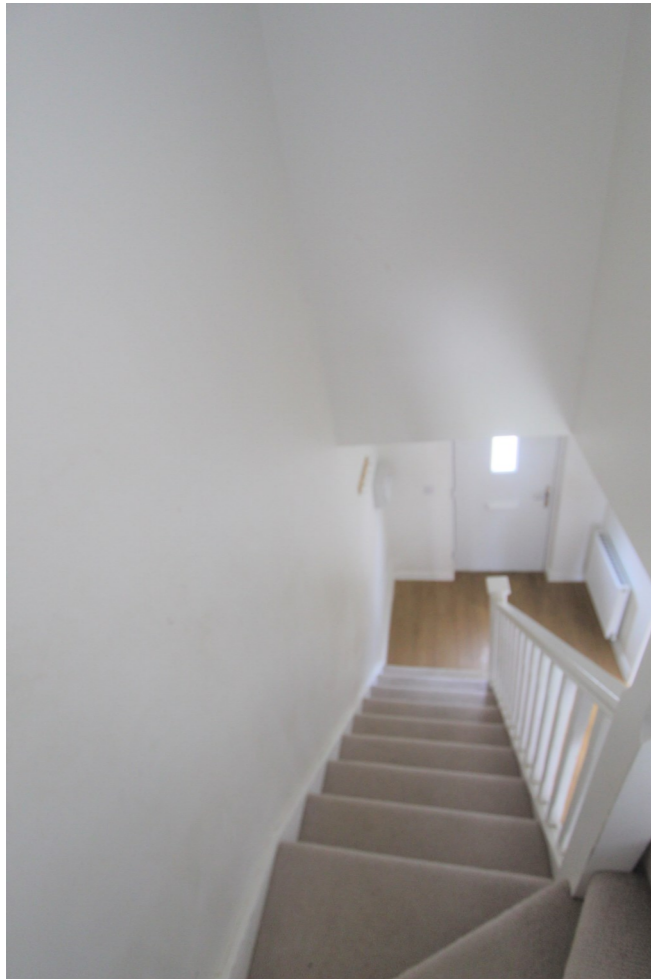


Agents Note:

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.



Entrance/stairs



Bathroom

Accommodation

Bedroom:- 4m (opening to 5.45m) x 2.7m
Window overlooking the front. Carpet flooring.

Bedroom:- 3.55m x 2.39m
Window overlooking the rear. Carpet flooring.

Gardens
Garden area to the front with shrubs. Rear garden extending across the width of the house with access from the side.

Bedroom:- 3m x 2.6m
Window overlooking the rear. Carpet flooring,

Bathroom 2.17m x 2.0m
Modern white three-piece suite. Panelled bath shower over, pedestal wash basin, close couple WC. Part tiled walls. Hard Flooring.

Parking
Two allocated parking spaces to the rear.



Bedroom



Bedroom



Bedroom

Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		117 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.