



Nether Road | Cavendish | CO10 8BU

£1,300 pcm

A three bedroom semi-detached property with garage and off-road parking is available this July. In the very popular village of Cavendish, this property boasts two double bedrooms, a kitchen and a utility room, large living room and generous garden. Call now to secure a viewing.

- Available July
- Garden and Off-Road Parking
- Kitchen and Utility Room
- Large Living Room
- Three Bedrooms
- Generous Garden

PORCH 5' 11" x 4' 00" (1.8m x 1.22m) Enter from the front door into porch. Access to hallway. Window to front.

HALL Stairs ascending to the first floor. Doors to living room and kitchen.

LIVING ROOM 15' 05" x 18' 10" (4.7m x 5.74m) Carpeted flooring, grey walls and white ceiling. Integral brick shelving unit and black wood burner stove. Windows to front and rear aspect.

KITCHEN 8' 09" x 12' 00" (2.67m x 3.66m) A range of matching oak effect wall and base units with countertops over. Double electric oven and hob with extractor over. Stainless steel sink. Integrated fridge, dishwasher and microwave. Tiled flooring and part-tiled walls. Window to side aspect. Door to storage cupboard. Power sockets.

HALL Access to kitchen and utility room. Side door to garden.

UTILITY ROOM 9' 28" x 10' 58" (3.45m x 4.52m) Laminate flooring, grey walls and white ceiling. Door to downstairs WC, window to side aspect. Oak kitchen cabinets with stainless steel sink. Window to side and rear aspect.

LANDING Access to all three bedrooms and bathroom. Door to storage cupboard.

MASTER BEDROOM 13' 51" x 9' 21" (5.26m x 3.28m) Carpeted flooring, grey walls and white ceiling. Door to storage cupboard. Two windows to rear aspect.

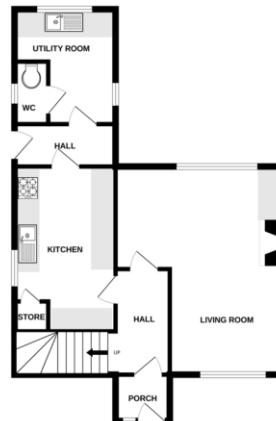
BEDROOM TWO 8' 60" x 11' 90" (3.96m x 5.64m) Carpeted flooring, grey walls and white ceiling. Two windows to front aspect.

BEDROOM THREE 8' 90" x 9' 21" (4.72m x 3.28m) Carpeted flooring, grey walls and white ceiling. Windows to rear and side aspect.

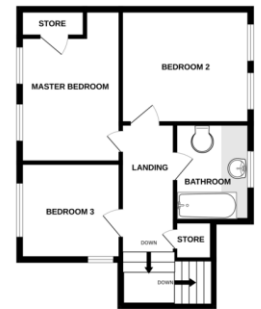
BATHROOM Tiled flooring and walls. Built in storage cupboards with sink, paneled bath with shower over and low-level flush WC.

Local Authority – West Suffolk Council
Council Tax Band – B
Post Code – CO10 8BU

GROUND FLOOR
600 sq ft. (55.8 sq.m.) approx.



1ST FLOOR
496 sq ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq ft. (101.8 sq.m.) approx.
We do not warrant that the measurements are correct. Measurements of areas, volumes, capacity and any other facts are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for guidance purposes only and should not be used for any purpose other than that intended. The actual area may vary from the area stated and no guarantee as to the accuracy or efficiency can be given.
Made with Metreage 10/22



Contact Details

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

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

