



Church Street | Sudbury | CO10 2BL

£750 pcm

Available in July is this one bedroom flat with views overlooking the All Saints Church. The property benefits from a modern kitchen, living room and large bedroom. There is a communal garden to the rear and allocated parking. Call now to secure a viewing.

- Available July
- Large Bedroom
- Allocated Parking
- Communal Garden

**ENTRANCE HALL** Enter via shared door from communal garden. Staircase ascending to first floor. Front door into property.

**HALLWAY** Access to kitchen, bathroom and living room.

**KITCHEN** 10' 11" x 6' 11" (3.33m x 2.11m)  
Range of matching white gloss wall and base units with wooden effect worksurface over and tiled backsplash. Stainless steel sink. Space for freestanding oven and hob and space for a washing machine under counter. Window to rear.

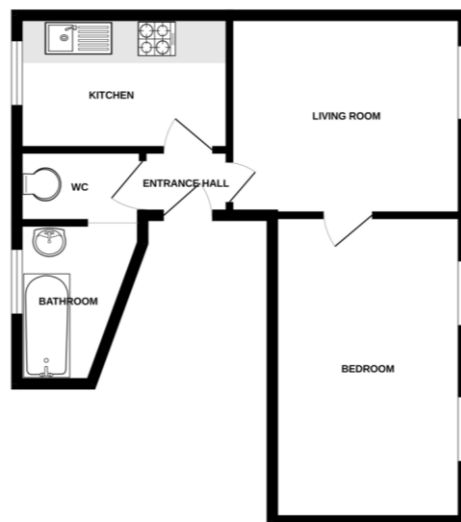
**LIVING ROOM** 12' 1" x 10' 4" (3.68m x 3.15m)  
Window to front aspect. Electric heater. Door to bedroom.

**BEDROOM** 9' 10" x 15' 9" (3m x 4.8m) Two windows to front aspect. Electric heater.

**BATHROOM** Low-level flush WC, partition wall to paneled bath with shower over and pedestal

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

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



## Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

