



Salisbury Terrace | Sudbury | CO10 1HU

CURRENTLY UNDERGOING WORKS ready for a new tenant!
This terraced cottage located in the heart of Sudbury will be available to move into in June and offers 2 double bedrooms, lounge, kitchen diner, modern downstairs bathroom and front gardens.

£625 pcm

- 2 Double Bedrooms
- Lounge
- Kitchen
- Dining Area
- Ground Floor Bathroom
- New Carpets
- Redecorated

Approximate Room Sizes

Entrance Hall UPVC door, stairs ascending to first floor

Lounge Window to front, feature fireplace, newly plastered and painted walls, new carpet

Kitchen / Diner Window to rear, dining area, newly plastered and painted walls, new carpet, range of matching wall units and base units, electric cooker, washing machine and fridge freezer

Bathroom Modern bathroom with bath and shower over, hand basin and toilet behind partition wall, window to rear

Stairs and Landing

Bedroom 1 Window to front, build in wardrobe

Bedroom 2 Window to front

Outside To the front of the property there is an enclosed garden, mainly laid to lawn with planted borders

Agents Note *(All fees are inclusive of VAT)*

- Excellent references will be required by anyone renting through Bychoice
- A minimum deposit of one & a half months rent is required (may be increased in certain circumstances)
- Referencing fees £95 per applicant or guarantor
- Tenancy set up fee of £200
- Inventory, condition report & check in fee of £120
- A check out fee of £80 is charged at the end of your tenancy per property
- Tenants will be required to provide their own contents insurance

Local Authority – Babergh District Council

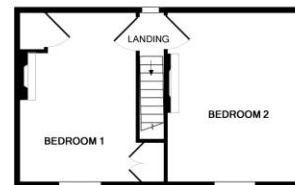
Council Tax Band – B

Post Code – CO10 1HU

Please Note – No smokers, no housing benefits, no pets.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix G2015



Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		60	85
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		58	85
	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 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