



Ballingdon Street | Sudbury | CO10 2DA

£825 pcm

Available in October is this two-bedroom property set over three floors. The property benefits from original and character features with two bedrooms, courtyard garden, first floor bathroom and on road parking available. Call now to arrange a viewing.

- Available October
- Character Features
- Walking Distance to the Town
- Courtyard Garden
- On-Road Parking
- Two Bedrooms

Approximate Room Sizes

LIVING ROOM 12' 13" x 13' 93" (3.99m x 6.32m) Enter from the front door into the living room. Window to front. Cupboard under the stairs. Exposed beams.

KITCHEN 6' 76" x 17' 77" (3.76m x 7.14m) Exposed brick wall. Range of cupboards with work surface over. Integrated single oven and gas hob with extractor over. Back door to courtyard garden. Window to rear aspect. Stairs ascending to first floor.

FIRST FLOOR LANDING Access to master bedroom and bathroom. Cupboard under the stairs. Stairs to second floor.

MASTER BEDROOM 11' 98" x 12' 05" (5.84m x 3.78m) Window to front. Exposed beams.

BATHROOM Panelled bath, WC and pedestal sink. Door to airing cupboard. Window to rear.

BEDROOM TWO 11' 69" x 12' 0" (5.11m x 3.66m) Stairs ascend directly into the bedroom. Restricted height room. Exposed beams. Velux window to rear.

GARDEN To the rear there is a courtyard garden laid to patio. Enclosed by brick wall and timber

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



Contact Details

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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

