## Bychoice



## Claypits Avenue | Bures | CO8 5DA

Available in September is this two-bedroom end of terraced bungalow. Located in Bures it is the perfect village location while remaining conveniently close to local amenities and transport links. The property benefits from two receptions rooms, two bedrooms and generous rear garden. Call Bychoice now to secure a viewing.

## £825 pcm

- Available September
- End Terrace Bungalow
- Two Reception Rooms
- Two Bedrooms
- Large Rear Garden
- Off-Road Parking

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Approximate Room Sizes ENTRANCE HALL Enter from front door. Doors to sitting room, both bedrooms and shower room.

SITTING ROOM 14' 1" x 11' 10" (4.29m x 3.61m) Window to front aspect. Radiator. Door into kitchen.

KITCHEN 10' 1" x 9' 10" (3.07m x 3m) Range of matching wall and base units with work surface over. Integrated double electric oven and gas hob. Stainless steel sink. Two storage cupboards. Space for freestanding washing machine, fridge freezer and dishwasher. Window to rear aspect. Door to conservatory.

CONSERVATORY 10' 4" x 8' 2" (3.15m x 2.49m) Windows to front and side aspects with double doors leading into garden.

MASTER BEDROOM 12' 1" x 10' 1" (3.68m x 3.07m) Window to front aspect. Radiator. Door to wardrobe/storage cupboard.

BEDROOM TWO 12' 2" x 6' 3" (3.71m x 1.91m) Window to rear aspect. Radiator.

SHOWER ROOM 7' 11" x 4' 11" (2.41m x 1.5m) Double shower, WC and pedestal sink. Window to rear aspect.

OUTSIDE Garden primarily laid to lawn with patio immediately from conservatory doors. Outdoor storage cupboard. Off-road parking available for one vehicle.

AGENTS NOTE Please note, the landlord is currently accepting pets by negotiation. Please speak with the agent for more information. Local Authority – Babergh District Council Council Tax Band – B Post Code – CO8 5DA





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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 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





