



Rowans Way | Leavenheath | CO6 4UU

A two-bedroom end terrace in Leavenheath is available now! The property boasts a large living/dining room, modern fitted kitchen, garage and off-road parking. With views over the paddock to the rear of the property and its proximity to local amenities as well as being well-connected to nearby towns and cities, this is not one to be missed. Call now to secure a viewing.

£925 pcm

- Available Now
- Large Reception Room
- Modern Fitted Kitchen
- Two Bedrooms
- Garage and Off-Road Parking
- Rear Garden

ENTRANCE HALL Enter from the front door. Stairs to first floor. Door into living/dining room.

LIVING/DINING ROOM 19' 94" x 7' 84" (8.18m x 4.27m) Bay window to front aspect, window to side aspect both with blinds. Sliding patio doors into garden. Opening into kitchen.

KITCHEN 6' 61" x 7' 97" (3.38m x 4.6m) Range of matching white wall and base units with work surface over. Electric oven and gas hob with extractor fan over. Stainless steel sink. Space for fridge/freezer and plumbing for a washing machine. Window to rear aspect.

LANDING Access to both bedrooms and bathroom. Airing and storage cupboard.

BEDROOM ONE 9' 69" x 11' 68" (4.5m x 5.08m) Double bedroom with built in wardrobes, to include a walk-in section. Window to front aspect.

BEDROOM TWO 6' 71" x 10' 06" (3.63m x 3.2m) Single bedroom suitable for a child's room or a home office. Window to rear aspect.

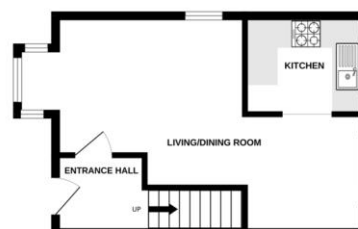
BATHROOM Bathroom suite comprising of paneled bath with shower over, pedestal sink and WC. Window to rear aspect.

OUTSIDE The property benefits from a front garden laid to lawn leading round to the side of the property with gate to rear garden. Rear garden laid to lawn with small patio area. The property has a single garage en-bloc with one parking space in front of the garage.

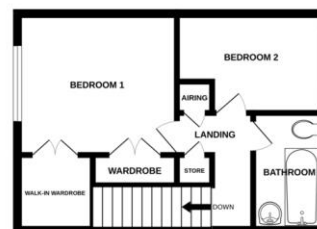
AGENTS NOTE Unfortunately, the landlord is not accepting pets at this property.

Local Authority – Babergh District Council
Council Tax Band – B
Post Code – CO6 4UU

GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	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 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

