



Ballingdon Street | Sudbury | CO10 2BX

£825 pcm

Available now is a two-bedroom cottage located within walking distance to Sudbury town centre. The property benefits from a living room, spacious kitchen/dining room, first floor bathroom and generous rear garden. On road parking available near by. Please call now to arrange a viewing.

- Available Now
- Two Bedrooms
- Spacious Garden
- Walking Distance To Town Centre
- On Road Parking

**LIVING ROOM** 11' 10" x 11' 4" (3.61m x 3.45m) Entrance door into living room, double glazed window to front. Newly fitted carpet, cupboards housing meter and consumer unit. Wall mounted shelving. Radiator.

**KITCHEN/DINER** 13' 4" x 9' 3" (4.06m x 2.82m) Door and double glazed window to rear. Doors to cupboard and under stair cupboard. Laminate flooring. Door to staircase ascending to first floor landing. Radiator. Base level units with work surfaces and tiled splashbacks over, inset sink with taps over, space and plumbing for white goods. Wall mounted gas boiler providing domestic hot water and heating to the property. There is ample space for a dining/breakfast table.

**LANDING** Doors off to bedrooms, bathroom and cupboard. New carpeting. Negative pressure ventilation system.

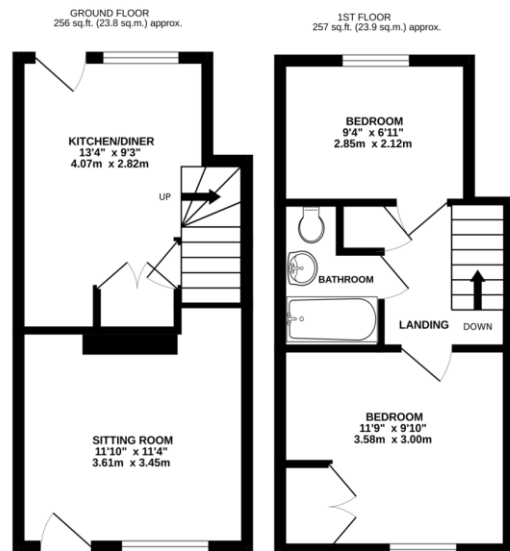
**BEDROOM** 11' 9" x 9' 10" (3.58m x 3m) Double glazed window to front, doors to built in wardrobe. New carpets. Radiator.

**BEDROOM** 9' 4" x 6' 11" (2.84m x 2.11m) Steps down to second bedroom, double glazed window over looking rear garden. New carpets. Radiator.

**BATHROOM** 7' 2" x 5' (2.18m x 1.52m) Panelled bath with taps and shower attachment over, fully tiled wall to side. Pedestal wash hand basin with taps over, close coupled w/c. Laminate flooring. Radiator.

**OUTSIDE** The rear garden commences with a paved patio area and a path leading to the rear of the garden. There is a small raised flower/vegetable bed. The remainder of the garden to be laid to shingle. To the rear of the garden is a brick built outbuilding providing an ideal space for storage.

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



TOTAL FLOOR AREA: 613 sq.ft. (47.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is to that effect. EPC ref: 10222



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## 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

