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Meadow Lane,
Sudbury



Transport Links

Train Routes

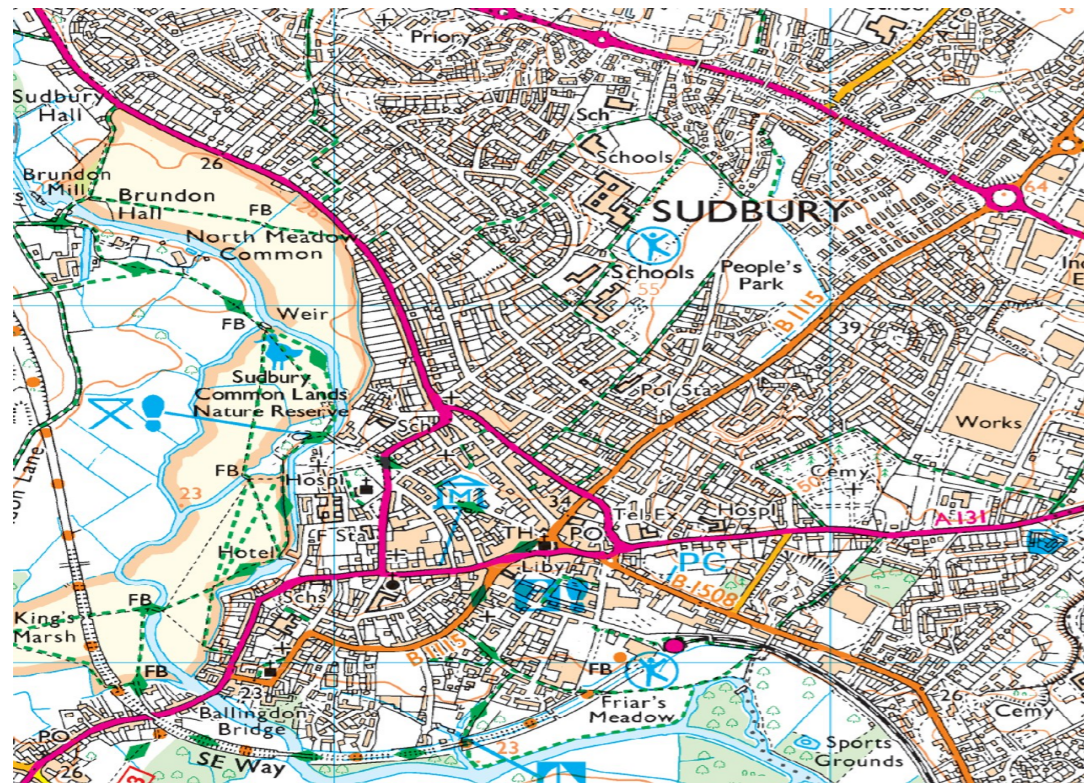
The closest train station is Sudbury.

The travel time from Sudbury to London

Liverpool Street is one hour and twenty minutes.

Bus Routes

There are buses from Sudbury going to Bury St Edmunds, Halstead, Colchester and the outlying villages such as Lavenham, Melford, and Cornard.



Agents Note:

Oswicks would like to make purchasers aware that these particulars have been prepared as a guide and therefore all the measurements taken are approximate.

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information supplied by the seller. The Agent has no sight of the title documents. A buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must always check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal complaints handling procedure. Please ask us for our the complaints handling procedure and we will send it on to you. The CHP it is also available on our web site.

2 Bedroom House Available To Let £1,200 PCM

We are pleased to offer this two bedroom two bathroom property within short walking distance of Sudbury Town Centre, the mainline station, and the picturesque Sudbury Water Meadows.

Property Features

- Cul-de-Sac Location
- Close To Town Centre
- Allocated Parking
- Study Area
- Two double bedrooms
- Two bathrooms
- Downstairs WC
- Private garden
- Council Tax Band 'C'
- EPC Rating 'C'

Situated in a quiet Cul-de-Sac location, this property additionally benefits from a study space, private rear garden, and allocated parking.

A modern, charming property presented to a good standard.



Accommodation

Entrance Hall

Stairs to landing with understairs storage. All rooms off.

Downstairs Cloakroom

White WC and corner hand basin, window to rear.

Lounge 4.8m x 3.23m

A light, double aspect room with patio doors opening to the rear garden

Kitchen/diner 2.67m x 5.56m overall

Double aspect room. Fitted units and worktops. One and a half bowl sink. Integrated washer/dryer, dishwasher, electric oven with four ring gas hob and extractor hood. Freestanding fridge/freezer.



Spacious Landing with Study Area

Airing cupboard. Window to rear.

Bedroom 3.3m x 2.54m

Built in wardrobes. Window to rear

En-suite 3.2m x 1.37m

Shower cubicle, wash hand basin, WC. Frosted window to front.

Bedroom 2.79m x 2.64m

Built in wardrobe. Window to rear.

Bathroom 2.67m x 2.03m

White suite including bath with shower over. WC. Wash hand basin. Frosted window to front.



Bedroom



Rear Garden



Bathroom



Dining Area



Lounge



Kitchen



Cloakroom



WC

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Services and Local Council

The property is connected to the mains water, electricity, gas and sewage. The local authority is Babergh Council.