



Vicarage Road | Belchamp St Paul | CO10 7BP

£1,050 pcm

AVAILABLE IN MAY. This large 2 double bedroom detached house is situated within the popular village of Belchamp St Paul. Benefits with a modern kitchen, bathroom, lounge, good sized rear garden with shed and nearby to Belchamp St Paul Primary School. No pets.

- 2 Bedroom Detached House
- Modern Interior
- Rear Garden
- Unfurnished
- Popular Village Location
- Oil Central Heating

Approximate Room Sizes

KITCHEN/DINER 12' 4" x 18' 11" (3.76m x 5.77m)
Range of base and wall mounted units with complimentary work surfaces. Build in electric oven with 4-ring electric hob and extractor hood over. Stainless steel sink unit with cupboard under. Oil boiler serving domestic heating and hot water. Window to front and rear aspect. Door to utility room.

LOUNGE 11' 9" x 15' 7" (3.58m x 4.75m) Windows to front aspect, patio doors to rear garden and a fireplace.

UTILITY ROOM 3' 6" x 8' 4" (1.07m x 2.54m) Door to rear garden.

BEDROOM 1 12' 2" x 8' (3.71m x 2.44m) Windows to front and rear aspect.

BEDROOM 2 12' 5" x 13' (3.78m x 3.96m) Window to front aspect.

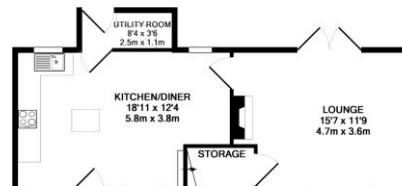
BATHROOM Low level flush WC. Bath with shower over. Pedestal wash hand basin.

OUTSIDE Mostly laid to lawn, with hedging and fencing surround.

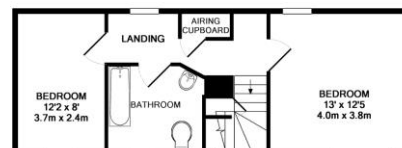
Agents Note *(All fees are inclusive of VAT)*

- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – Braintree District Council
Council Tax Band – C
Post Code – CO10 7BP



GROUND FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.
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Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

