



The Finches | Belchamp St Pauls | CO10 7BP

£975 pcm

Available in March, this three bedroom property in the popular village of Belchamp St Pauls offers a modern kitchen, spacious living room and off-road parking for one vehicle. Further benefits include a large rear garden and plenty of storage available. Call now to secure a viewing!

- Available March
- Three Double Bedrooms
- Modern Kitchen
- Spacious Living Room
- Off Road Parking
- Village Location

ENTRANCE HALL Radiator. Power point. Built in storage cupboard. Stairs to first floor landing.

LIVING ROOM 13' 4" x 11' 8" (4.07m x 3.57m) Radiator. Power point. Window to front aspect. Built in storage cupboards. Brick effect fireplace for decoration only.

KITCHEN 11' 5" x 12' 0" (3.5m x 3.66m) Range of base and wall mounted units with complimentary work surfaces. Built in electric oven with 4-ring electric hob and extractor hood over. Stainless steel sink unit with cupboard under. Space and plumbing for washing machine. Oil boiler serving domestic heating and hot water. Built in storage cupboard. Power points. Window to side aspect. Door to rear garden.

BATHROOM White suite comprising low level flush WC, pedestal wash hand basin, panel bath with electric shower over. Extractor fan. Window to front aspect.

MASTER BEDROOM 13' 3" x 13' 3" (4.04m x 4.06m) Radiator. Power point. Window to front aspect. Storage cupboard.

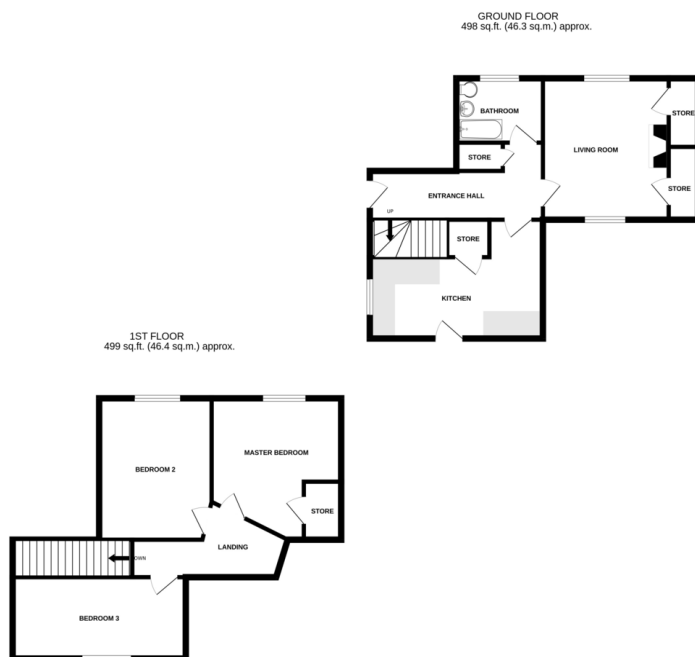
BEDROOM TWO 12' 0" x 8' 5" (3.66m x 2.59m) Radiator. Power point. Window to front aspect.

BEDROOM THREE 8' 3" x 15' 9" (2.54m x 4.81m) Radiator. Power point. Window to rear aspect.

OUTSIDE Off-road parking for one car. Garden mainly laid to lawn with patio area. Please note: the brick built outbuilding is not included in the tenancy. The landlord will need occasional access to the building for maintenance and repairs.

AGENTS NOTE The landlord is not currently accepting pets at this property.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			72
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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			63
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 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

