



The Street | Raydon | IP7 5LW

**\*AVAILABLE FROM MAY\* \*Part Furnished\***

A smartly presented 2 bedroom first floor flat, with 1 allocated off road parking space, but no other outside space. Would ideally suite a single occupant. No pets.

**£30pcm in addition to the rent, will be payable to the landlord for water usage.**

£700 pcm

- 2 Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- Oil Fired Central Heating
- Double Glazing
- Allocated Off Road Parking

## Approximate Room Sizes

**COMMUNAL ENTRANCE DOOR TO:**

**COMMUNAL ENTRANCE HALL:** Door to:

**ENTRANCE HALL:** Stairs to:

**HALLWAY:** Power point. Built in storage cupboard with shelving. Cupboard housing boiler serving domestic hot water & central heating system. Window to rear aspect. Doors to:

**SITTING ROOM: 11' 0" x 9' 6" (3.36m x 2.91m)**

Radiator. Power points. Television point. Window to front aspect. Archway to:

**KITCHEN: 9' 6" x 4' 5" (2.91m x 1.37m)** Single drainer stainless steel sink unit with cupboard under. Range of matching base & wall mounted units. Complimentary work surfaces. Tile splash backs. Built in double oven & grill with 4 ring electric hob & extractor hood over. Fridge. Power points. Window to front aspect.

**BEDROOM 1: 10' 9" x 8' 0" (3.29m x 2.45m)** max  
Radiator. Power points. Built in wardrobe. Window to front aspect.

**BEDROOM 2: 9' 1" x 7' 6" (2.77m x 2.30m)** Radiator.  
Power points. Window to side aspect.

**BATHROOM:** White suite comprising low level flush WC, pedestal wash hand basin & panelled bath with shower over. Tile splash backs. Extractor fan. Window to rear aspect.

**OUTSIDE:** 1 Allocated parking space.

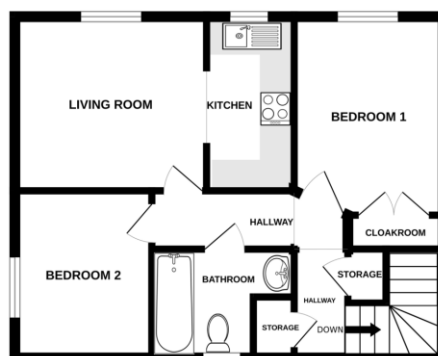
**PLEASE NOTE: £30pcm in addition to the rent, will be payable to the landlord for water usage.**

## 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 – Babergh District Council  
Council Tax Band – A  
Post Code – IP7 5LW

GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA- 429 sq.ft. (39.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of the above are approximate and should not be relied upon for any purpose. The floorplan is for general guidance only and should not be used for any other purpose.



## Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		71	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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

