



Plough Lane | Sudbury | CO10 2AU

Available in October is this end of terrace character home. The property benefits from a welcoming reception room, large bedroom and additional space in the form of a landing area, perfect for working from home. Located just outside of the town centre, it offers all local amenities within walking distance to include a range of shops, restaurants and supermarkets. Call now to secure a viewing.

£950 pcm

- Available October
- Large Reception Room
- Landing/Office Space
- Generous Double Bedroom
- Newly Fitted Kitchen
- Private Garden
- Close to Local Amenities



Approximate Room Sizes

LIVING ROOM 11' 2" x 10' 6" (3.4m x 3.2m) Enter from the front door into the living room. To the right is a centrally set fireplace with brick surround and hearth and a shelved alcove with storage cupboards below. Window to front and character beams across the ceiling. Archway into internal hallway.

KITCHEN 7' 5" x 6' 0" (2.26m x 1.83m) The kitchen has been newly fitted, with a range of wall and base units, with worktop over. Space under the counter housing a washer/dryer and fridge/freezer directly opposite. Freestanding oven with hob. Walls part-tiled and painted. Window to rear overlooking courtyard garden.

CLOAKROOM Small cloakroom under the stairs with low-level flush WC and corner sink.

LOBBY Allows access to the kitchen, cloakroom and stairs to first floor. Back door into courtyard garden.

LANDING At the top of the stairs, there is a large landing area. Currently used as an additional space for storage but has the potential to accommodate a home office. Window to the rear.

BEDROOM 11' 2" x 10' 6" (3.4m x 3.2m) Enter from the top of the stairs into the master bedroom. To the left is a feature fireplace and built-in double wardrobe. Very generous bedroom with space for at least a double bed and other bedroom furniture. Window to the front. Access to the bathroom.

BATHROOM 7' 5" x 4' 6" (2.26m x 1.37m) The bathroom comprises white bathroom suite with low-level flush WC, pedestal sink and bath. Part-tiled and painted walls with laminate flooring. Window to rear.

OUTSIDE To the rear is a small courtyard garden primarily laid with block paving.

AGENTS NOTE Please note, the Landlord is not currently accepting pets at the property.

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 – B Post Code – CO10 2AU

GROUND FLOOR 201 sq.ft. (18.7 sq.m.) approx.

1ST FLOOR 201 sq.ft. (18.7 sq.m.) approx.





TOTAL FLOOR AREA - 403 sq ft (37 A sq ft) approx.

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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 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





