



## Salisbury Terrace | Sudbury | CO10 1HU

A two bedroom terraced property located a short walk from Sudbury town centre is available November. The property benefits from two reception rooms, two double bedrooms and a good sized front garden. Call now to secure a viewing.

£850 pcm

- Available November
- Kitchen/Diner
- Two Double Bedrooms
- Ground Floor Bathroom
- Front Garden
- Close to Local Amenities

## Approximate Room Sizes

**ENTRANCE HALL** Enter from the front door. Doors to kitchen/diner and living room. Stairs to the first floor.

**KITCHEN/DINING ROOM** 9' 19" x 16' 42" (3.23m x 5.94m)  
Range of matching wall and base units with work surface over. Integrated electric oven and hob. Stainless steel sink. Space and plumbing for a washing machine. Door to understairs storage cupboard. Window to front and rear aspects. Door to bathroom.

**LIVING ROOM** 9' 25" x 11' 37" (3.38m x 4.29m) Feature fireplace and surround. Window to front aspect.

**BATHROOM** Panelled bath with shower over. Pedestal sink. Door to separate WC. Windows to rear aspect.

**LANDING** Doors to both bedrooms. Stairs down to ground floor.

**BEDROOM ONE** 9' 20" x 11' 13" (3.25m x 3.68m) Window to front aspect. Built in wardrobe.

**BEDROOM TWO** 9' 15" x 10' 73" (3.12m x 4.9m) Window to front aspect.

**EXTERNAL** Large garden laid to lawn with path leading to the front door from the gate. Small patio area.

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

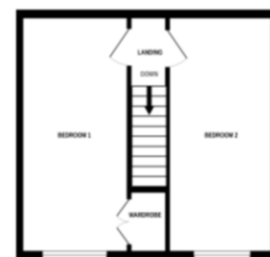
- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – Babergh District Council  
Council Tax Band – B  
Post Code – CO10 1HU

GROUND FLOOR  
342 sq ft. (31.8 sq.m.) approx.



1ST FLOOR  
346 sq ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq ft. (63.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor area contained herein, measurements of floor, wall, ceiling and other areas are approximate and the responsibility for their accuracy rests with the purchaser or lessee. The purchaser and lessee should verify the accuracy of the floor area measurements and other details shown on the plan before completion of the purchase or lease. The floor area measurements are for general guidance only and should not be relied upon for any other purpose. The floor area measurements are for general guidance only and should not be relied upon for any other purpose. The floor area measurements are for general guidance only and should not be relied upon for any other purpose.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
60	85
EU Directive 2002/91/EC	
England, Scotland & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
58	85
EU Directive 2002/91/EC	
England, Scotland & Wales	

## 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 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

