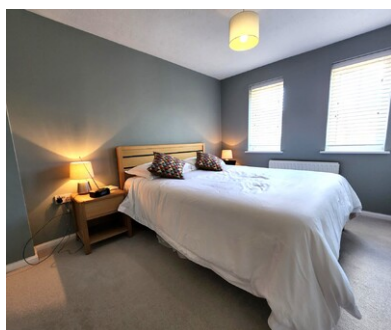


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ESTATE AGENTS



Rubens Walk, Sudbury

£1,300

Property Summary

Available December! A well presented, unfurnished 3 bedroom end of terrace home, with garage and parking for three cars. Benefits include lounge/diner, kitchen, ground floor WC, built in wardrobes and en-suite to master bedroom. Pets considered

- 3 Bedrooms
- Lounge/Diner
- Kitchen
- Ground Floor WC
- En-suite
- Built in Wardrobes



Available December! A well presented, unfurnished 3 bedroom end of terrace home, with garage and parking for three cars. Benefits include lounge/diner, kitchen, ground floor WC, built in wardrobes and ensuite to master bedroom. Pets considered

ENTRANCE HALL

WC

Window to front aspect. WC and hand basin.

KITCHEN

10'10" x 7'7" (3.30 m x 2.30 m)

A range of wall and base units with worktop over. Freestanding dishwasher and washing machine. Integrated fridge/freezer and oven with hob over. Window to front aspect.

LOUNGE/DINER

16'9" x 14'1" (5.10 m x 4.30 m)

Window and sliding doors to rear aspect.

BEDROOM 1

11'10" x 8'10" (3.60 m x 2.70 m)

Built in double wardrobes. Window to front aspect, door to:

EN-SUITE

Shower cubical, WC and hand basin. Window to front aspect.

BEDROOM 2

10'10" x 8'2" (3.30 m x 2.50 m)

Fitted wardrobes. Window to rear aspect.

BEDROOM 3

8'10" x 5'7" (2.70 m x 1.70 m)

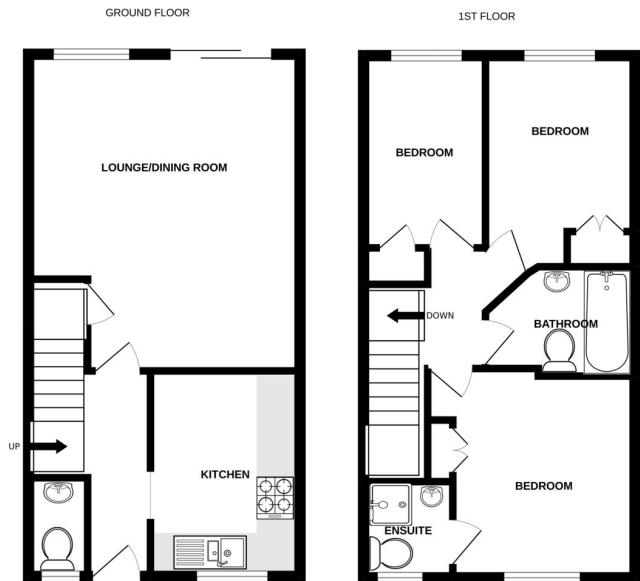
Built in single wardrobe. Window to rear aspect

BATHROOM

WC, hand basin, bath with shower over. Window to side aspect.

OUTSIDE

To the rear the garden is laid to lawn with large slate area. Decking leads from the sliding patio doors. Timber fence surround. Side access. Opposite the property is the single garage and driveway for 1 car. To the side of the property is the additional parking for 2 cars.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Additional Information

Tenure:

Council Tax Band: B

Local Authority:

Post Code: CO10 1QE

Viewings by appointment only

Tel: 01787 468408

Email: sudbury@bychoice.co.uk

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not to be relied upon and potential buyers are advised to recheck the measurements.