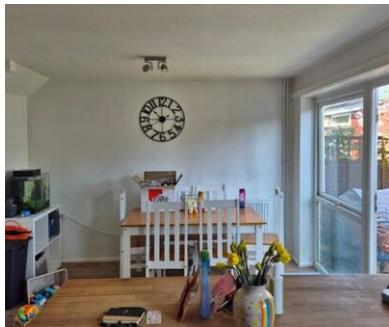


Bychoice

ESTATE AGENTS



Brett Green, Upper Layham

£1,250

Property Summary

A well-presented 3-bedroom property located in the village of Upper Layham. The home features both front and rear gardens, a single garage, and off-road parking. Available from April.

- 3 Bedrooms
- Kitchen/Diner
- Village Location
- Single Garage
- Off Road Parking
- Available April



A well-presented 3-bedroom property located in the village of Upper Layham. The home features both front and rear gardens, a single garage, and off-road parking. Available from April.

AGENTS NOTE

- The photos of this property have been taken by the current tenants.

PORCH

ENTRANCE HALL

Doors to the kitchen/diner, living room, WC and stairs to the first floor.

WC

Comprising low level wc and hand wash basin.

LIVING ROOM

Window to front aspect.

KITCHEN/DINER

Window to rear aspect overlooking the garden, additional window and glazed door overlooking and leading out to the same. The kitchen comprises grey base units with wooden work surfaces over, breakfast bar area, part tiled walls and freestanding cooker with hob.

BEDROOM 1

Window to rear aspect and built-in storage cupboard.

BEDROOM 2

Window to front aspect and built-in storage cupboard.

BEDROOM 3

Window to rear aspect.

BATHROOM

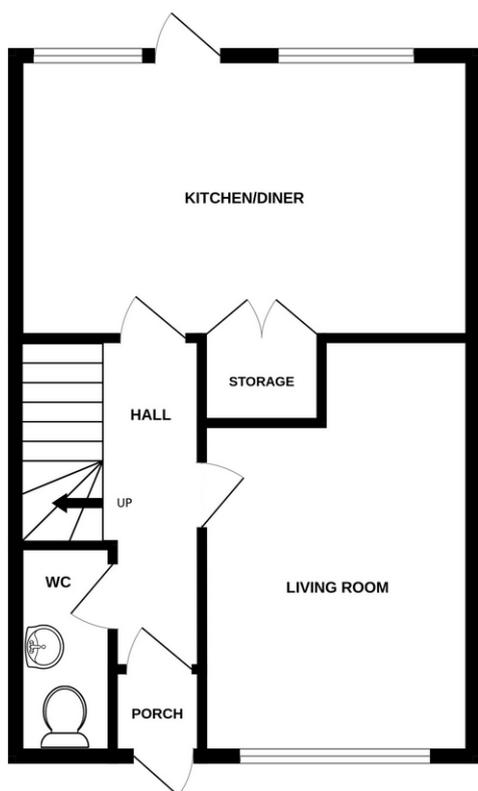
Window to front aspect, wooden panelled bath, low level wc, wash basin and part tiled walls.

OUTSIDE

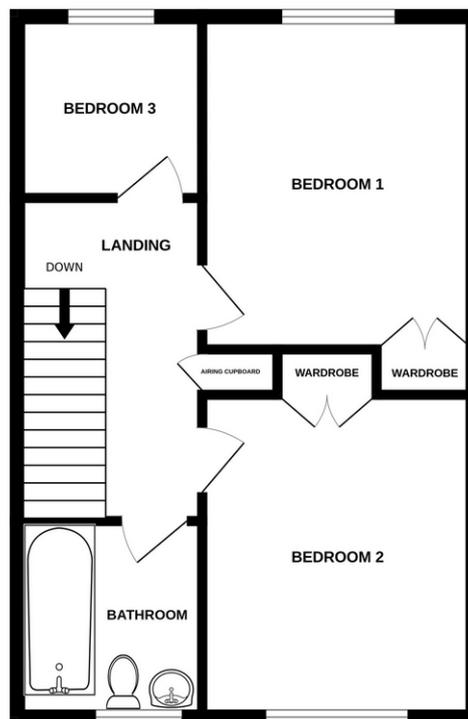
To the front, the garden is primarily laid to lawn, complemented by a mature tree, established shrubs, and a pathway leading to the front door. The rear garden also features a lawn, bordered by mature flowers and shrubs, with stepping stones guiding the way to a rear gate.

Single garage to the rear of the property with up and over door.

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.
 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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		84
(69-80)	C		
(55-68)	D	60	
(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: Babergh District Council
Post Code: IP7 5LX

Viewings by appointment only
Tel: 01787 468408
Email: sudbury@bychoice.co.uk



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.