



## Talbot Road | Sudbury | CO10 1WD

Available Dec - Unfurnished. Bychoice are delighted to offer this well presented 3 bedroom home located close to schools & Tesco's supermarket. It benefits from an entrance hall, kitchen with built in appliances, ground floor WC, first floor shower room, off road parking & gardens.

£700 pcm

- Well Presented Home
- Close To Schools
- 3 Bedrooms
- Kitchen With Appliances
- Ground Floor WC
- First Floor Shower Room
- Gardens & Parking

## Approximate Room Sizes

### ENTRANCE HALL

KITCHEN 8' 10" x 7' 10" (2.69m x 2.39m) - With built in fridge/freezer, dishwasher & washing machine

### GROUND FLOOR WC

LOUNGE/DINER 15' 07" x 13' 11" (4.75m x 4.24m) - Spiral staircase to first floor

### FIRST FLOOR LANDING

BEDROOM 1 13' 11" x 8' 00" (4.24m x 2.44m) - With wardrobe area

BEDROOM 2 8' 11" x 6' 01" (2.72m x 1.85m) - With built in cupboard

BEDROOM 3 8' 11" max > 6' min x 7' 06" max > 4' 06" min (2.72m x 2.29m)

### SHOWER ROOM

OUTSIDE The property benefits from front & rear gardens. There is also off road parking to the side.

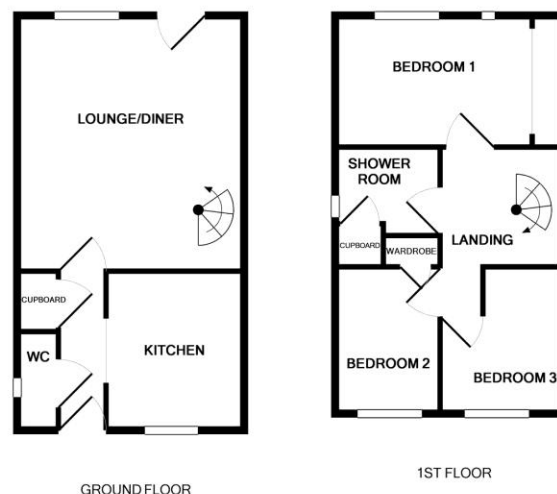
## Agents Note

- Excellent references will be required by anyone renting through Bychoice
- A minimum deposit of one & a half months rent is required (may be increased in certain circumstances)
- Referencing & administration fees apply, £215 for a single applicant & £60 extra per applicant/guarantor thereafter
- A check out fee of £80 is charged at the end of your tenancy per property
- Tenants will be required to provide their own contents insurance

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         | 88        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 58                      |           |
| (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  |                         | 89        |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   | 54                      |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 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 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