



Gaol Lane | Sudbury | CO10 1JJ

Available now! A two bedroom terraced property located in the town centre of Sudbury. The property benefits from newly fitted kitchen and bathroom, new carpets and complete redecoration throughout. The property also boasts two reception rooms and large master bedroom. Call now to secure a viewing!

£850 pcm

- Available Now!
- Town Centre Location
- Two Reception Rooms
- Garden
- New Kitchen and Bathroom
- Gas Central Heating

**LIVING ROOM** 11' 8" x 11' 8" (3.56m x 3.56m) Enter from the front door into the living room. Decorated neutrally with natural carpet and magnolia walls. Window to front with radiator below. Opening into dining room.

**DINING ROOM** 11' 8" x 11' 8" (3.56m x 3.56m) Wall colour and carpets continue into the dining room. Stairs ascending to first floor landing. Access through back door to rear garden. Opening into kitchen.

**KITCHEN** 6' 89" x 7' 88" (4.09m x 4.37m) Range of matching cream wall and base units with complementary black work surface over. Integrated gas hob, electric oven and stainless steel sink. Space and plumbing under the counter for a washing machine. Tiled flooring with part-tile and part-painted walls. Window to side.

**BEDROOM 1** 11' 8" x 11' 8" (3.56m x 3.56m) Enter from landing into master bedroom. Natural carpet and magnolia walls. Window to front with radiator below.

**BEDROOM 2** 11' 9" x 7' 11" (3.58m x 2.41m) Enter from landing into bedroom. Natural carpet and magnolia walls. Window to rear with radiator below.

**BATHROOM** 7' 0" x 7' 8" (2.13m x 2.34m) The bathroom comprises of a bath with shower over and glass screen, low-level flush WC and sink with storage cabinet below. Tiled flooring with part-tile and part-painted walls. Towel rail to left. Window to rear.

**OUTSIDE** Enclosed rear garden laid to lawn. Access to the left through neighbour's garden. Access to outside storage cupboard.

**AGENTS NOTE** Unfortunately, the landlord is not currently accepting pets at this property.

Local Authority – Babergh District Council  
Council Tax Band – B  
Please Note – pets are not currently accepted at this property.



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of actual dimensions should not be relied upon. The floorplan is for guidance purposes only and should not be used as a basis for any legal proceedings. The property is shown as a guide only and is not intended to be a legal document. Made with Mapbox (2023)



## Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: [sudbury@bychoice.co.uk](mailto:sudbury@bychoice.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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

