

66 Lucas Road - £800 PCM

Sudbury Suffolk CO10 2WR

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Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# £800 PCM

## The Property

Nestled on Lucas Road in the area of Sudbury, this second floor flat offers a perfect blend of comfort and convenience. The property features two bedrooms, making it an ideal choice for couples, small families, or professionals seeking a retreat. The flat boasts a reception room, providing a welcoming space for relaxation and entertaining guests. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling area. One of the features of this flat is its prime location. Situated close to Sudbury town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities. Furthermore, the nearby train station offers excellent transport links. This property is available for rent, presenting an opportunity for those looking to settle in a vibrant community with all the conveniences of modern living. Don't miss the chance to make this flat your new home.

### ENTRANCE HALL

### SITTING ROOM

14'1 x 12'11

### KITCHEN

11'6 x 6'10

### BEDROOM ONE

12'3 into recess x 9'9

### BEDROOM TWO

10'6 x 6'4

### BATHROOM

### OUTSIDE

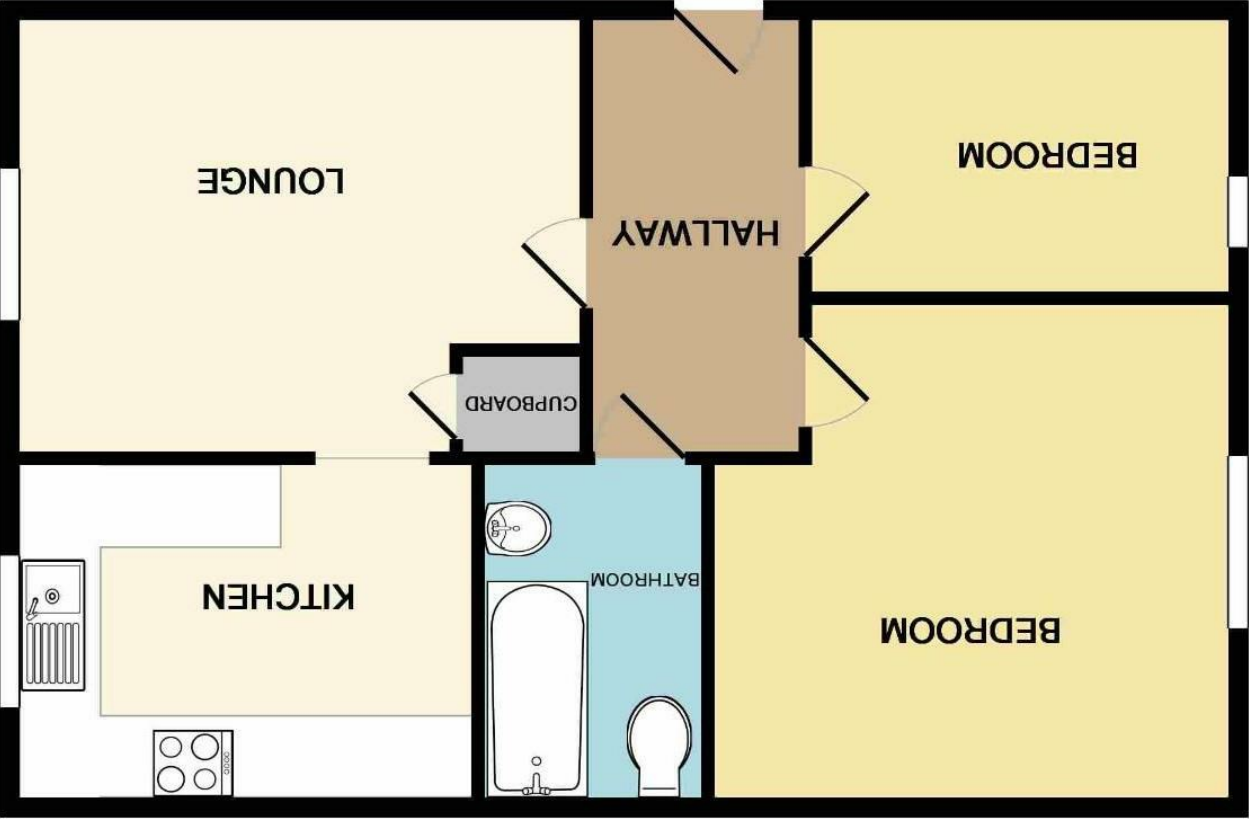
## Features

- SECOND FLOOR FLAT
- CLOSE TO TOWN
- TWO BEDROOMS
- ELECTRIC HEATING AND ENERGY RATING D
- LOUNGE/ DINER
- APPROXIMATE SIZE - 548 SQ FT
- FAMILY BATHROOM
- SORRY NO PETS/ COUNCIL TAX BAND A
- ONE ALLOCATED PARKING SPACE
- AVAILABLE END OF AUGUST





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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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