

An aerial photograph of a two-story brick house with a dark tiled roof. The house features a large bay window on the left side and a smaller window on the right. The front garden is grassy and bordered by a wooden fence. A small wooden shed is visible in the background. The house is surrounded by trees and other residential buildings.

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£1,200 Per Month

Per Month
Beatty Road, Sudbury

A spacious and well-presented three/four bedroom house which is situated in a quiet cul-de-sac close to Sudbury's town centre.

The accommodation comprises a large open-plan lounge/diner, a modern fitted kitchen, and some appliances. Also downstairs there is a WC and a small lean-to off of the living room which would suit a

number of purposes. Upstairs there are two good sized double bedrooms a good sized single and an additional room which could be used as a study or a fourth bedroom. Finally, the bathroom is well suited to families with a shower cubicle and bathtub. Externally there is a large garden that occupies the full corner plot, a garage and some on-street parking is available.

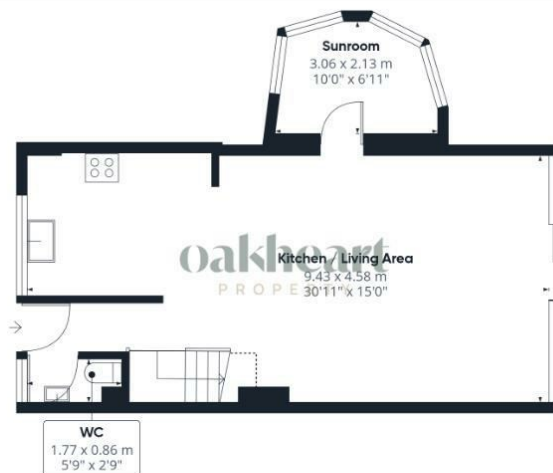
The property is offered unfurnished and is available for immediate occupation. Call the Oakheart lettings team for further information.



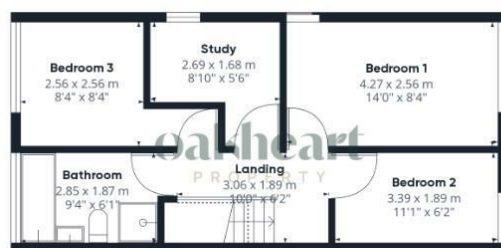








Ground Floor



Floor 1

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Approximate total area¹⁾

88.66 m²
954.33 ft²

Reduced headroom

2.71 m²
29.17 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:

Tenure:

Council Tax Band:

B

Energy Efficiency Rating

| | Current | Potential |
|---|--|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

Agents Note: Whilst every care has been taken to prepare these 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.

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