

www.oswicks.co.uk

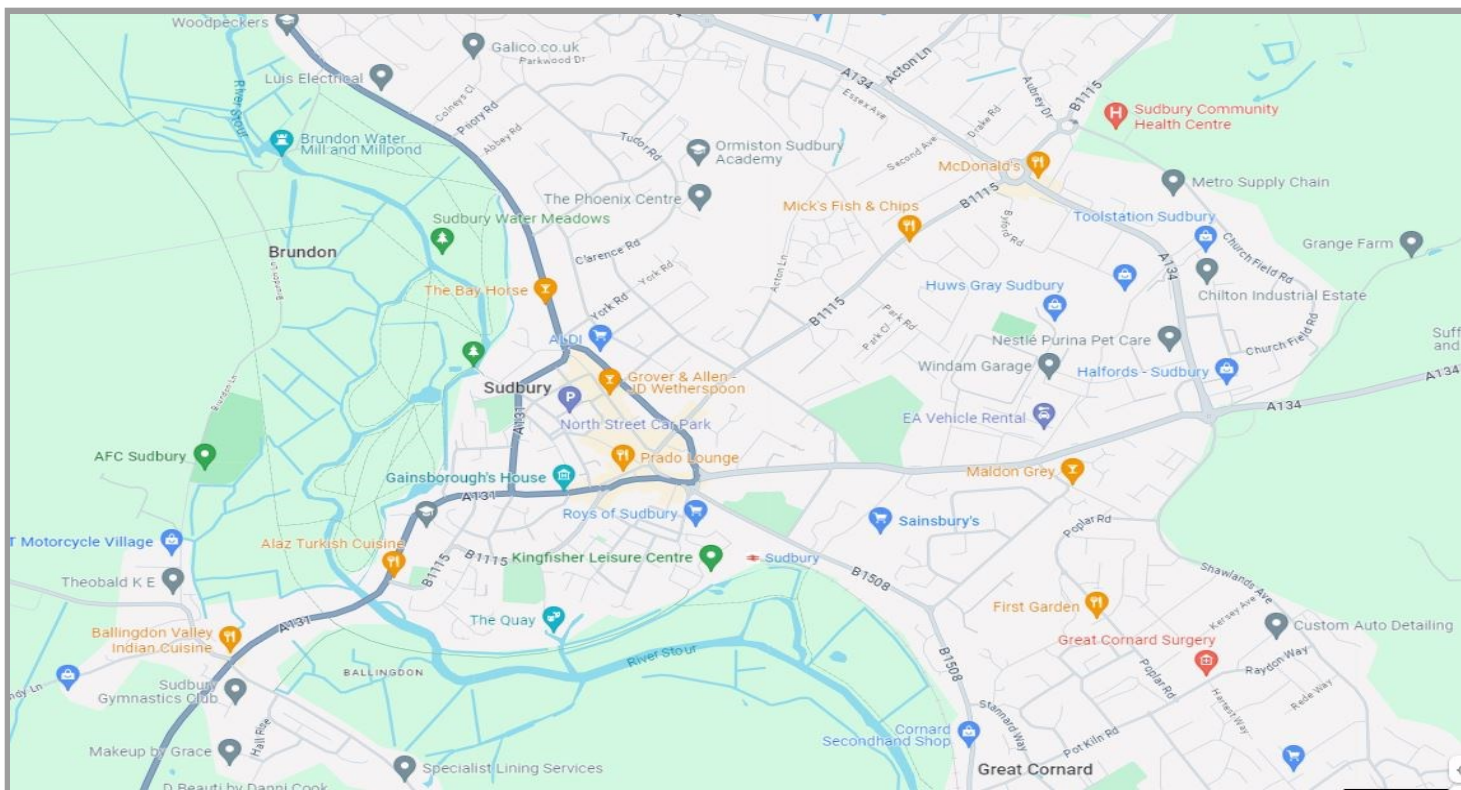
01787 477559

info@oswick.co.uk



35a Friars Street

Sudbury



Oswicks would like to make you aware that these particulars have been prepared as a guide and therefore, all the measurements taken are approximate. Items shown in photographs are NOT included unless specifically mentioned within the particulars.

Upon application we will carry out various necessary checks via our credit referencing provider. The results of which, will determine if your application has been successful.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal Complaints Handling Procedure. If you would like to receive our Complaints Handling Procedure, please contact us and we will send it to you. Alternatively, our CHP is also available on our website.



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## 2 Bedroom Cottage

Available to Let

£1,200 pcm

Property Features:

- Central location
- Two double bedrooms
- Two en-suite shower rooms
- Modern fitted kitchen/diner with built-in appliances
- Downstairs cloakroom with utility area
- Lounge with feature fireplace
- Study
- Large courtyard garden
- EPC Rating 'C'

We are delighted to offer this carefully refurbished two bedroom cottage in a quiet, private pedestrian setting right in the centre of Sudbury.

The accommodation offers a surprisingly large amount of accommodation, coupled with a plethora of bespoke built in storage, original beams, underfloor heating and period style radiators.



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**Entrance Hall 1.29m x 3.18m**  
Attractive wood flooring, coat hanging, built-in storage unit, understairs cupboard. Stairs to upper floor

**Lounge 4.37m x 3.21m**  
Attractive wood flooring to match entrance, window overlooking patio garden. Two built-in cupboards with shelving, built-in bookcase. Feature fireplace. Opening to: -

**Study 2.22m x 1.72m**  
Attractive wood flooring, full height windows overlooking patio garden.



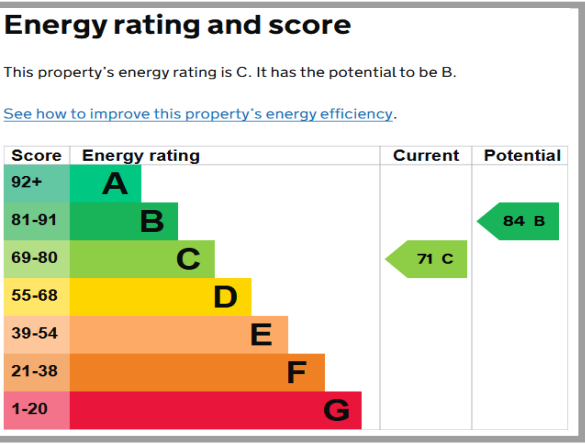
**Kitchen/Diner 4.35m x 3.36m**  
A full range of flush fitted cupboards and drawers incorporating fitted appliances to include; - dishwasher, fridge/freezer, oven. Matching centre island with further cupboards and drawers, along with integral induction hob and extractor above. Open shelving provides additional storage, along with a built in shelving unit to the dining area. Windows overlooking patio garden. Attractive wood flooring. Door to; -

**Utility/WC 2.01m x 1.42m 'L' shaped**  
Full height range of built-in cupboards with concealed washing machine. Half tiled walls to cloakroom area with modern concealed cistern WC, cloakroom basin. Wood flooring, skylight style window.



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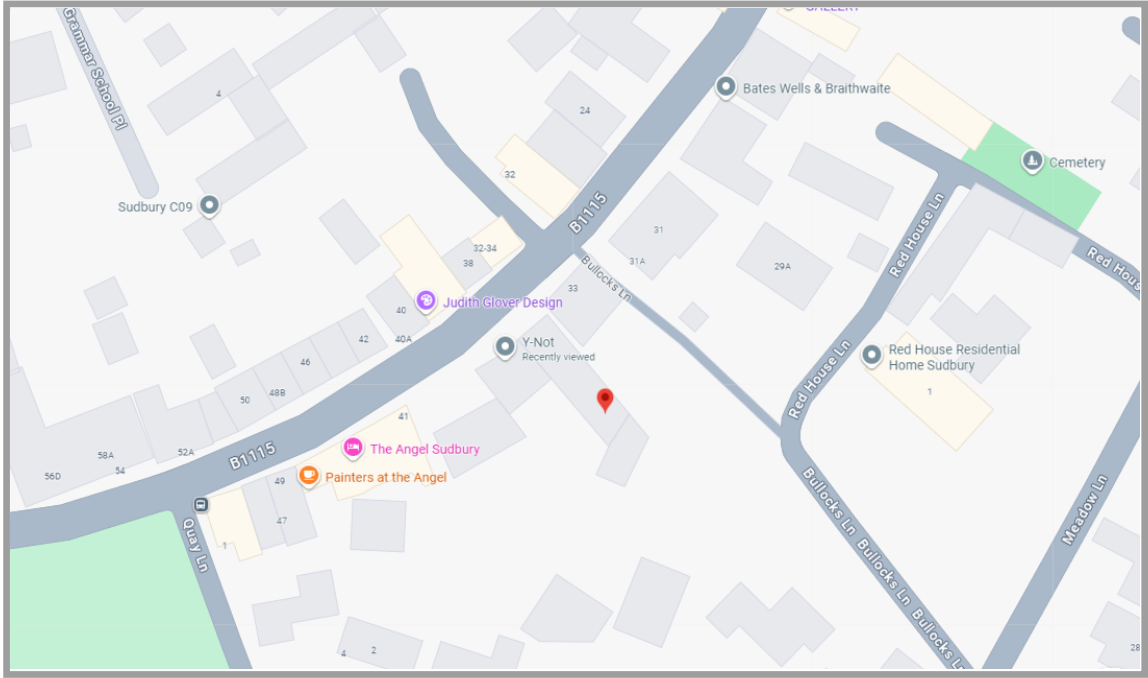


**Services and Local Council**

This property is served by a mains water, electricity and sewage.

The local council is Babergh Council.

Council Tax Band 'A'



**Train Routes**

The closest train stations are Sudbury and Braintree.

The travel time from Sudbury to London Liverpool Street is one hour and twenty minutes. From Braintree the travel time is fifty nine minutes.

**Bus Routes**

There are buses from Sudbury going to Halstead, Colchester, Braintree and outlying villages.





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#### Stairs/Landing

Solid wood turning staircase to first floor landing. Opening windows, large display shelf, full height airing/storage cupboard with shelving. Original beam. Wood flooring.

#### Bedroom 4.60m x 3.77m

Carpet flooring, full range of built in wardrobe cupboards with integral drawers. Exposed brick chimneybreast with purpose built unit to opening. Matching dressing table. Windows overlooking patio garden. Door to; -

#### En-suite Wet Room 1.65m x 1.63m

Waterproof wall finish, window to the front. Rain shower and hand held shower, floating basin, concealed cistern WC.



#### Bedroom 3.23m x 2.65m

Carpet flooring, full range of built-in wardrobe cupboards with integral drawers. Matching dressing table. Original beam. Door to: -

#### En-suite Wet Room 2.67m x 1.09m

Waterproof wall finish, window to the rear. Rain shower and hand held shower, vanity basin, concealed cistern WC, shaver socket. Original beam.

#### Courtyard Garden

Fully enclosed, sun trap hard landscaped courtyard to the front of the cottage. Accessed via a secure entrance gate from pedestrian walkway.

