

# Harcourt-Powell

Chartered Surveyors



**SUDBURY**  
**£795 P.C.M**

## Detached House

- Kitchen/Dining Room & Lounge
  - Gas Central Heating
  - Two Bedrooms
- Bathroom & Cloakroom
- Gardens & Off Road Allocated Parking

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## **RL0214 – Stanleywood Avenue, Sudbury, CO10 1WA**

**Detached house located along a walkway on an established residential development. The property benefits from full gas-fired radiator central heating, uPVC sealed unit double glazed windows and doors and offers spacious accommodation.**

### ENTRANCE DOOR

HALL 6'5" X 5'2"

Radiator, laminate flooring, staircase to first floor and panelled doors off to:-

### CLOAKROOM

With white suite of low level W.C. and pedestal washbasin, radiator, laminate flooring.

SITTING ROOM 11'10" X 10'3"

Window to front aspect with open view, radiator, laminate flooring, panelled door to:-

KITCHEN/DINING ROOM 17' X 10'2"

Window to side aspect and part glazed door to rear, range of matching kitchen units, roll top work surfaces over, inset stainless steel sink, space for cooker, space and plumbing for washing machine, built in understairs cupboard, radiator, laminate flooring.

FROM HALL:-

### STAIRCASE TO LANDING

Window to side aspect and panelled doors off to:-

BEDROOM 1 18'9" max narrowing to 15'3" x 10'11 x 8'4

Radiator, two windows to front aspect with views over open grassed area.

BEDROOM 2 12'8" x 6'7"

Window to side aspect overlooking school playing fields, radiator, access to roof space.

### BATHROOM

White suite of panelled bath, pedestal washbasin and low level W.C., radiator.

### OUTSIDE

Allocated off road car parking. The property is approached along a walkway with gardens surrounding.

**TERMS:** Rental for a period of 12 months initially at £795.00 per calendar month (exclusive of all utilities) with a deposit of £917.30 to be paid. We regret no pets, no smoking and excellent references will be required. Proof of identity & residency will be required by all applicants. Tenants will be responsible for their own contents insurance. "Right to Rent" checks will be carried out on all applicants.

**Council Tax Band 'C'      EPC Rating 'B'**

### **Agents Note**

An administration fee is payable in advance when credit references are taken. The cost of this is either £210.00 for a single person or £270.00 for two people sharing (both fees are inclusive of VAT) The administration fee is non-refundable if the letting does not take place. All cheque payments are to be made to **Harcourt-Powell Ltd.**

### **NOTE**

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending prospective Tenants must satisfy themselves independently as to the coincidence of VAT in respect of any transactions.

To conform with the Property Misdescriptions Act 1991, we must point out that the plumbing, heating and electrical systems were not tested at the time of inspection. These particulars are issued by Harcourt-Powell Chartered Surveyors as Agents for the Landlord as a guide to the property and do not constitute a warranty, an offer or a contract. Measurements are approximate and for guidance only and we do not accept liability for error, mis-statement or omission. No person in the employment of Harcourt-Powell Chartered Surveyors has any authority to make or give any representation or warranty in relation to the property.