

DAVID  
BURR



Lower Road  

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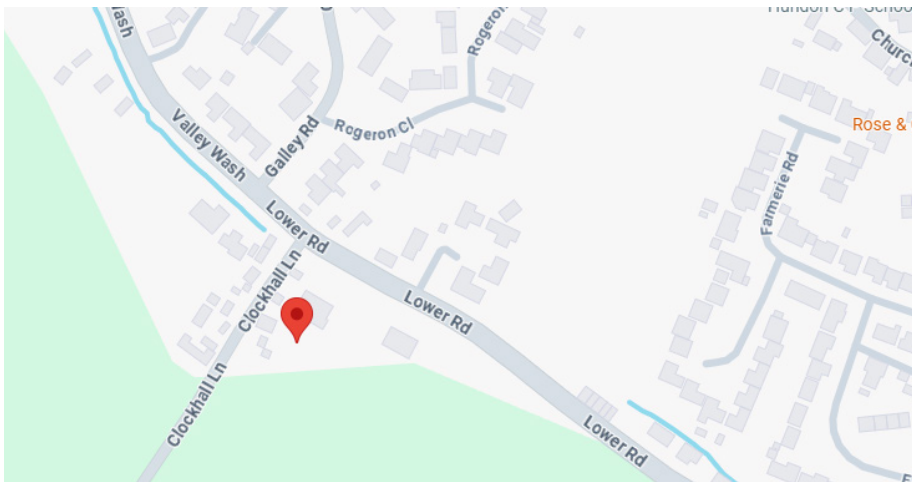
Hundon, Suffolk

# 9 Lower Road

## Hundon, Sudbury, Suffolk

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A charming semi-detached two-bedroom property with open countryside views to the front with off-road parking for two vehicles.



- A charming semi-detached two bedroom property
- Open countryside views to the front
- Off-road parking for two vehicles

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## INTERIOR

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Through the entrance hall you enter the KITCHEN featuring a built in fridge, hob and gas oven. LIVING ROOM with feature log burner and countryside views to the front. DOWNSTAIRS WC with pedestal sink and panelled bath with overhead shower. UTILITY ROOM with plumbing for a washing machine. Stairs lead to the first floor.



## EXTERIOR

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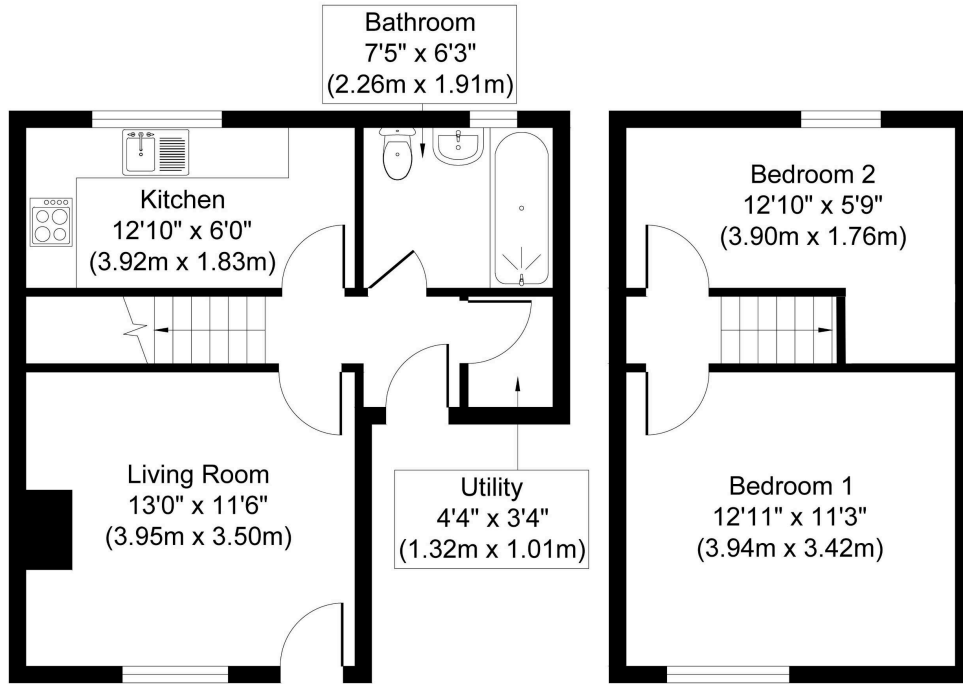
A mature front garden leads to front door and to the rear is a patio suitable for table and chairs. The property also benefits from off-road parking for two vehicles.



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# Floorplan



**Ground Floor**  
**Approximate Floor Area**  
**355 sq. ft**  
**(32.98 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**270 sq. ft**  
**(25.12 sq. m)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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# Hundon, Suffolk

Hundon is a popular village with pub and Parish church, together with a primary school and village shop. It stands about 3½ miles north of the historic small town of Clare, which provides a good range of day to day amenities including a doctor's surgery, post office, chemist and various shops and public houses. A wider range of facilities can be found in Haverhill (5 miles away), Bury St Edmunds 16 miles and Cambridge 23 miles.



## Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: B. £1,664.14 per annum.

PROPERTY POSTCODE: CO10 8DZ.

TENURE: To let

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: (Source Ofcom):

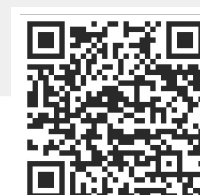
Broadband: Yes. Speed up to 38 mpbs download, up to 6 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract

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