



# BOYDENS

*Built on service and trust*



Beckermonds, The Croft, BURES, Suffolk, CO8 5JB, UK

**Available Now**

**Fees Apply £750 PCM**

- TWO BEDROOMS
- GAS CENTRAL HEATING
- BREAKFAST KITCHEN
- GARDEN SHED

- CHARMING COTTAGE
- LOUNGE/DINER
- COTTAGE STYLE GARDEN
- EPC - D

Boydens, 64 North Street, SUDBURY, Suffolk, CO10 1RE, UK

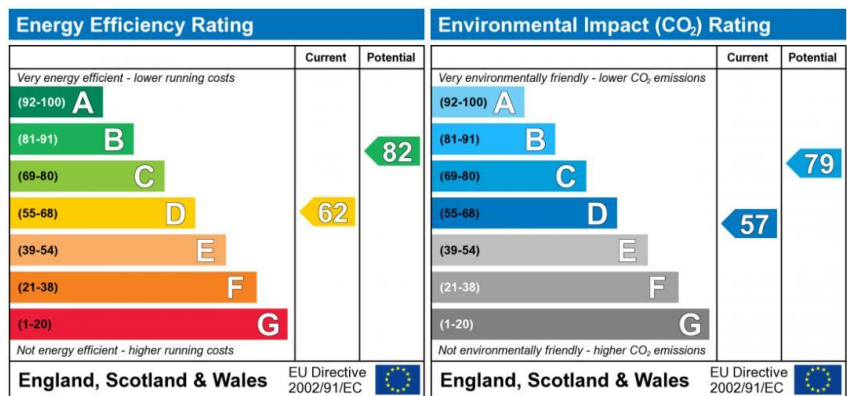
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This charming two bedroom terrace cottage is available now for rental and is situated in the sought after village of Bures which as close railway links with Colchester and London. This property benefits from having been decorated throughout and all new fitted flooring, open fire in lounge, good size lounge/diner and breakfast kitchen, there are two good size bedrooms and to the rear there is a quaint cottage style garden. This property is well worth early viewing to avoid disappointment.



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.  
Made with Metropix (2017)



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**SPECIAL NOTE:** Please be advised that care pet will be considered but this is a NO SMOKING property. **TERMS:** The property is available from NOW for a period of 12 MONTHS, at rent of £800.00 PER CALENDAR MONTH exclusive of all utilities. Tenants are required to pay a deposit of £1200.00 to be held against damages and dilapidations caused during the term of the tenancy and to also pay the tenancy administration fee of £180.00 (which includes VAT) for the first applicant and then £160.00 (which includes VAT) for any additional applicant thereafter. Subject to referencing criteria a guarantor may be required. Should a guarantor be required a further fee of £85.00 (which includes VAT) per Guarantor application will apply. A further charge of £50.00 (which includes VAT) is charged per property for the preparation of the inventory and schedule of condition. All fees are to be taken before completion of the reference. **REFERENCES:** To be undertaken before the commencement of any tenancy.

Messrs. Boydens for themselves and for the vendors or lessors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Boydens has any authority to make or give any representations or warranty whatever in relation to this property.