



George Street | Hadleigh | IP7 5BB

£595 pcm

AVAILABLE NOW - Bychoice are pleased to offer this 1 bedroom first floor flat located in the centre of Hadleigh. This property is for single occupants only, call now to secure a viewing! No pets.

- 1 Bedroom
- Living Area
- Kitchen
- Close to Amenities
- No Off Road Parking

Approximate Room Sizes

COMMUNAL ENTRANCE Stairs to landing space, front door into flat.

HALLWAY Doors to living room and bathroom.

LIVING ROOM Electric radiator, windows to front aspect. Doors to bedroom and kitchen.

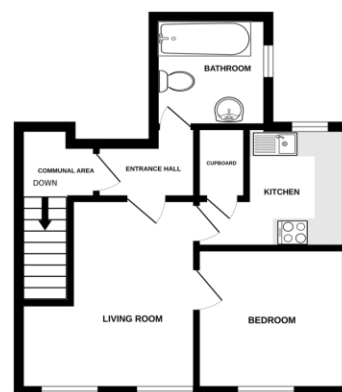
KITCHEN Range of newly installed wall and base units, sink with chrome tap over, electric oven and hob. Window to rear aspect and cupboard for storage.

BEDROOM Electric radiator, window to front aspect.

BATHROOM Window to side aspect, half tiled room with bath, WC and basin.

Local Authority – Babergh District Council
Council Tax Band – A
Post Code – IP7 5BB

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 339 sq.ft. (31.5 sq.m.) approx.
Where any element has been made available for use, it is the responsibility of the tenant to ensure that it is used in a safe and appropriate manner. The agent, its agents and appointed staff have no liability for any damage or injury caused by the use of any element of the property.

Agents Note *(All fees are inclusive of VAT)*

- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance



Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468408

Email: lettings@bychoice.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F		27	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

