



George Street | Hadleigh | IP7 5BW

Available now! Bychoice are pleased to present this charming one-bedroom period property, which boasts a private garden and is located just a short distance from the town centre.

£775 pcm

- 1 Bedroom
- Sitting Room
- Kitchen/Breakfast Area
- Shower Room
- Private Rear Garden
- Gas Central Heating
- Town Centre Location

Approximate Room Sizes

SITTING ROOM: 14' 3" x 9' 6" (4.34m x 2.9m)

Spiral staircase to landing. Window to front aspect.

Open plan to:

KITCHEN/BREAKFAST AREA: 10' 56" x 9' 7"

(4.47m x 2.92m) Wooden base units with worktop

over, freestanding electric oven. Window to rear aspect and door to rear garden.

LANDING: Window to rear aspect.

BEDROOM: 11' 8" x 6' 5" (3.56m x 1.96m)

Window to front aspect. Built in storage with brick feature chimney breast and fitted desk area.

BATHROOM 5' 9" x 5' 4" (1.75m x 1.63m) Suite

comprises low level flush, pedestal wash hand basin & shower cubicle. Window to rear aspect.

REAR GARDEN Laid to lawn. Patio area.

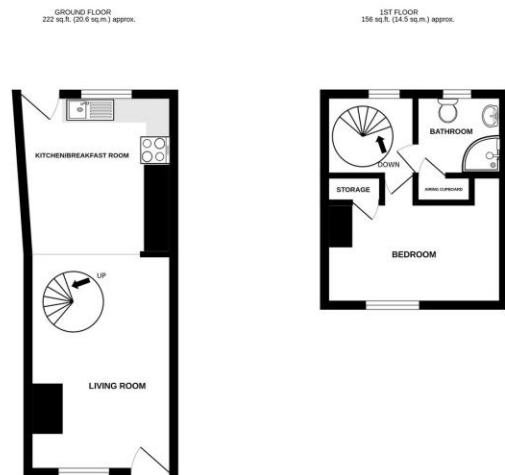
Agents Note *(All fees are inclusive of VAT)*

- 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

Local Authority – Babergh District Council

Council Tax Band – A

Post Code – IP7 5BW



TOTAL FLOOR AREA: 379 sq ft. (35.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures provided, we do not warrant their accuracy. The plans are for general guidance only and should not be used as a basis for any legal proceedings. The figures, however, are for general guidance only and should not be used as a basis for any legal proceedings. The figures, however, are for general guidance only and should not be used as a basis for any legal proceedings. Made with MyPlan 0204



Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	47
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & 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

