



The Street, Great Wratting, CB9 7HQ



The Street

Great Wratting,
CB9 7HQ

A spacious detached bungalow, backing onto fields in the rural village of Great Wratting. The property comprises three good sized bedrooms, sitting room with open fire, dining room and family bathroom. There is the benefit of large gardens with gardening service included, double garage and ample off road parking. Available 14th June 2024.

3 1 2

£1,900 PCM



- Three Bedrooms
- Village Location
- Double Garage
- EPC Rating D
- Council Tax Band E
- Minimum 12 Month Tenancy

**Entrance Hall****Sitting Room**

Window to front, fireplace, sliding door to side garden, opening to:

Dining Room

Window to side, window to rear, opening to:

Kitchen

Range of wall and base units, plumbing for appliance, space for fridge freezer, built in electric oven and hob, door to hallway, door to:

**Sun Room**

Windows to side and rear, double doors to garden.

Bedroom One

Window to front, two built in double wardrobes

Bedroom Two

Window to rear, double built in wardrobe

Bedroom Three

Window to front

Cloakroom

Window to rear, fitted with wash hand basin and wc

Bathroom

Window to rear, fitted with shower cubicle, panelled bath, wash hand basin and WC

Utility Room

Accessed from garden/garage, range of walls and base units, plumbing for washing machine, plumbing for tumble dryer, space for fridge freezer

Gardens

The property is situated on a large plot enjoying countryside views to the rear, the rent includes a gardening service.

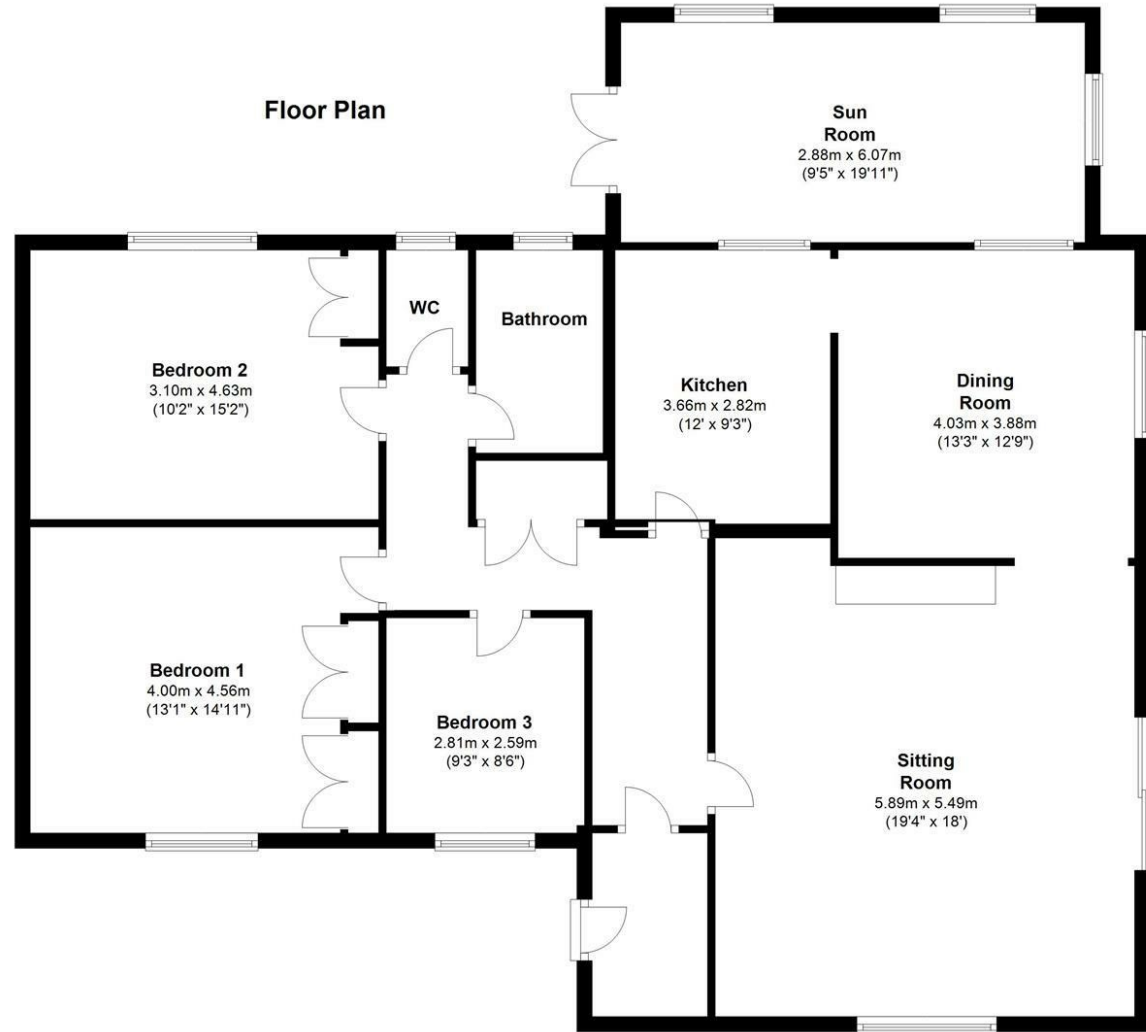
Material Information

For more information on this property please refer to the Material Information brochure on our Website





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.