



Cale Road, Woodbridge,
£1,275 Per month

 2  2  1  B

- **TWO DOUBLE BEDROOMS**
- **OPEN PLAN LOUNGE/ KITCHEN/ DINING AREA**
 - **GAS HEATING**
- **ENSUITE TO MASTER BEDROOM**
- **UTILITY AREA**
- **FAMILY BATHROOM**
- **MELTON**

Located on the Longwood fields development in Melton and built by Bloor homes in 2019 we are delighted to offer this two bedroom semi detached house for rent.

The property is located within a 30 minute walk of the river Deben and Woodbridge Town centre.

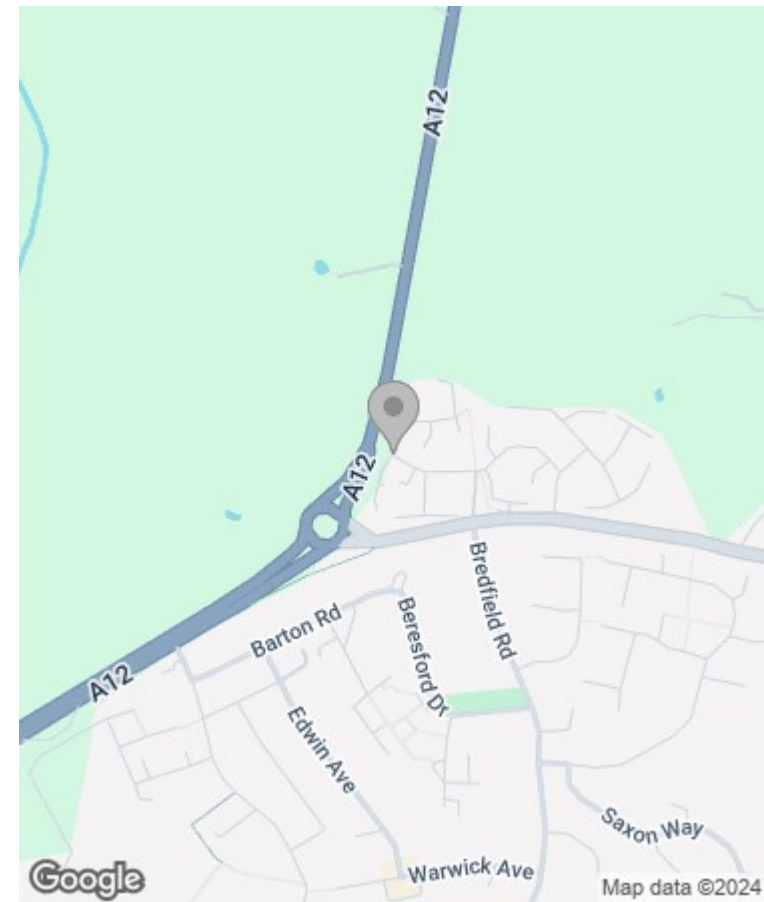
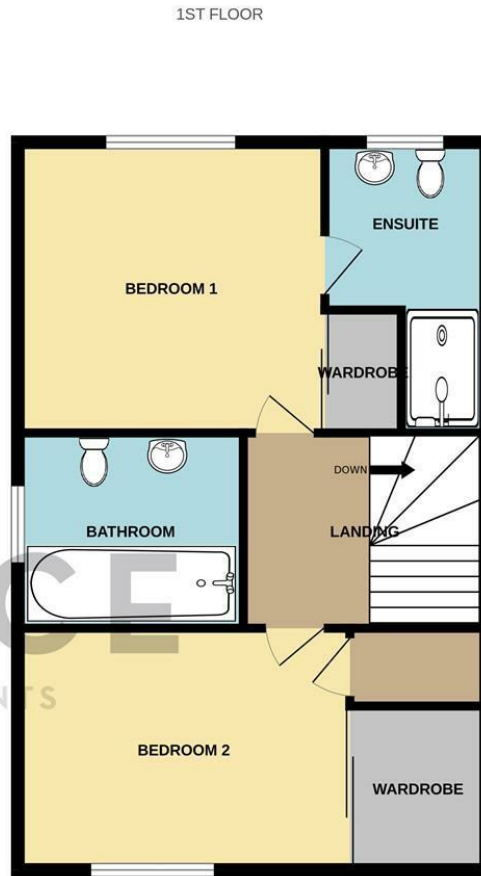
The property benefits from entrance hallway, lounge area, kitchen/diner, utility area, cloakroom, two double bedrooms, en-suite to master bedroom, family bathroom, double glazing, gas heating via radiators, off road parking for two vehicles, front and rear garden.

PROPERTY:

This semi detached property benefits from entrance hallway, lounge area, kitchen/diner, utility area, cloakroom, two double bedrooms, en-suite to master bedroom, family bathroom, double glazing, gas heating via radiators, off road parking for two vehicles, front and rear garden.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		97
	(81-91) B		83
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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