

A recently updated, charming one bedroom semi-detached cottage located close to the centre of the desirable village of Wickham

Rent £750 p.c.m
Ref: R1565

1 Roland Terrace
High Street
Wickham Market
Woodbridge
Suffolk
IP13 0RF



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

1 Roland Terrace is a compact and recently renovated cottage situated just off the High Street and is only a short walk from the centre of Wickham Market which benefits from a useful range of shops together with a Health Centre, library and primary school. There is a railway station at Campsea Ashe (about 1½ miles away) with connections at Ipswich to London's Liverpool Street station. There are also through trains to London each day.

The historic town of Framlingham is approximately five miles away and the attractive market town of Woodbridge five miles to the south-west. The County town of Ipswich lies about nine miles to the south. The A12 is within half a mile and provides good links to the rest of the region including the Heritage coastline, which itself is within nine miles.

The Accommodation

Entering through a solid wooden stable door into

Living Room 12'1 x 9'11 (3.68m x 3.02m)

A light living room with central fireplace with brick hearth, surround and mantel inset with a double door wood burner. Double panel radiator. Telephone point, TV aerial socket and outlook onto the front of the property.

An open archway provides access into

Kitchen 9'3 x 7'2 (2.81m x 2.18m)

A newly fitted kitchen comprising a range of base and eye level kitchen units with a wood effect roll over work surface, inset with a one and a half stainless steel sink with drainer. There is a four ring electric hob, with single electric oven under. Extractor hood. Single panel radiator and understairs cupboard with space washing machine and fridge. Back door which leads into the rear garden

An **under stairs cupboard** provides space and plumbing for a washing machine as well as additional storage. An adjacent door provides access to another good sized **under stairs cupboard**, with a further door providing access onto the rear courtyard.



Stairs from the kitchen provide access to the

First Floor

With doors off to

Master Bedroom 10'10 x 10' (3.30m x 3.04m)

South. A generous size double bedroom comprising a good size fitted wardrobe with substantial storage and hanging space, original floorboards, double panel radiator and view over the front of the property.

Family Bathroom

With newly fitted white three piece suite comprising low flush WC, bath with mixer tap and shower attachment over and pedestal wash basin. Wall mounted mirror and door providing access to the **airing cupboard** housing the gas fired boiler.



Outside

The property is approached off the High Street into Roland Plastics Private Commercial Estate where the property benefits from private car parking and a small courtyard to the rear. The courtyard is prominently laid to concrete, inset with a floral borders and enclosed by wooden fencing. The neighbouring property has rights to cross the garden.

Important Note:

- In addition to the rent, the tenant will be required to pay £30 per calendar month towards water and sewerage charges.
- New windows are to be fitted throughout.

Services Mains water, drainage, electricity and gas connected. Gas fired central heating.

Council Tax Band A. £1,354.15 payable 2023/2024.

Local Authority East Suffolk Council

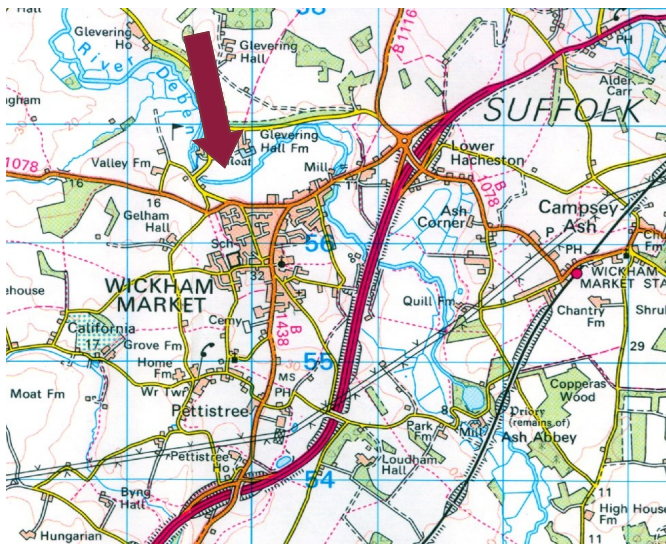
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Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Viewings Strictly by appointment with the Agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

March 2024



Directions

From the Agent's office, head south along the B1116 passing through the villages of Parham and Hacheston. Upon reaching the Wickham Market roundabout, turn right taking the third exit and proceed through Lower Hacheston into Wickham Market. Follow for approximately 3/4 of a mile before turning right into Roland Plastics Private Commercial Estate. On entering Roland Plastics, the property will be found on your right hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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