

A delightful semi-detached two bedroom/ two bathroom period cottage set in a very attractive position within the desirable village of Lower Ufford.

Rent: £950 pcm
Ref: R626

Greenbank
East Lane
Lower Ufford
Woodbridge
IP13 6EB



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

The property is set in a delightful elevated and secluded position along East Lane in the very desirable village of Lower Ufford.

Lower Ufford is a sought after and peaceful village lying just to the north east of the nearby town of Woodbridge, which offers commuter train services to London Liverpool Street station via Ipswich. Woodbridge lies on the River Deben, with its excellent sailing facilities, and renowned nearby golf courses including the Ufford Park Golf Club with its 18 hole golf course, gymnasium, swimming pool and other facilities. The Suffolk Heritage Coast also boasts a number of highly respected schools, unspoilt countryside and many places of historical interest.

The Accommodation

Ground Floor

Entering through the partially glazed Entrance door to the

Sitting Room 13' x 11'7 (3.96m x 3.53m)

A good size and light dual aspect room with exposed ceiling and wall timbers. Victorian style wrought iron fire place and door to shelved cupboard complete with hanging rail. Outlook over cottage garden to the front. Door through to

Kitchen 14'8 x 6'10 (4.47m x 2.08m)

With stairs off, range of kitchen base units and stainless steel single drainer sink. Door to walk-in shelved pantry.

Further doors from the kitchen lead to the

Bedroom Two 10' x 10'8 (3.04m x 3.25m) plus alcove

Views over the side garden and with doors to fitted shelved cupboard, with hanging rail, and to

Shower Room

With low flush WC, pedestal wash hand basin and shower cubicle housing shower unit.

A further door from the kitchen leads to



Sun Room/Dining Room 11' x 9' (3.35m x 2.74m)

A good size and versatile room with windows all round and with sliding patio doors leading out to the garden. Also with back door to parking area.

Stairs from the Kitchen lead to the

First Floor

Landing with doors to

Bedroom One 11'7 x 12'5 (3.53m x 3.78m)

A light double room with excellent dual aspect views over the mature garden and to the woodland and meadows beyond. Also with double doors to large wardrobe with shelving and with hanging rail.

Bathroom

With three piece suite comprising panelled bath, low flush WC and pedestal wash hand basin. Airing Cupboard, complete with large Economy 7 hot water boiler.



Outside

Greenbanks is approached via a dead-end road and is set back on the left hand side in attractive screened grounds. There is ample parking for three cars to the side of the property on the driveway and which leads up to the timber single garage. To the rear of the property there is a small shingled courtyard and domestic outbuilding. To the front is a mature cottage garden comprising lawn and beds. There is also an ornamental pond.

Services Mains water, sewerage and electricity. Night storage heating.

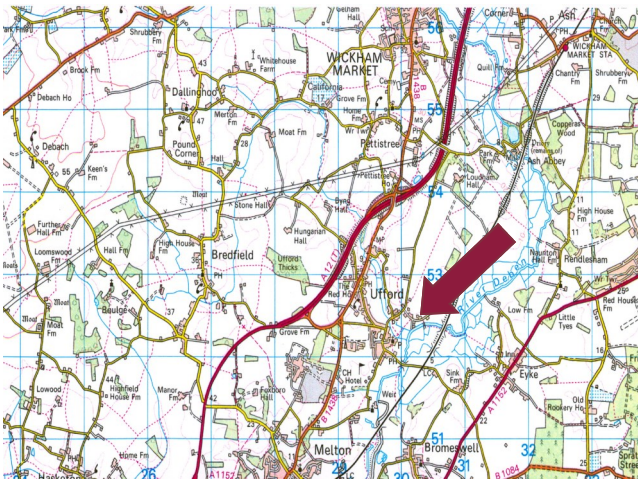
Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

Council Tax Band C £1,911.11 payable 2023/2024.

Local Authority East Suffolk Council

Viewings Strictly by appointment with the Agent.



Directions

From Melton, proceed north on the B1438 towards Ufford, passing the Ufford Park Golf Club and take the next turning right towards Lower Ufford. Proceed down to the T junction, turn left and then take the next right. Greenbank is about 1/4 mile on the left.

What3words // pelted.calibrate.sleeping



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

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.
June 2024

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