

A spacious and well presented second floor flat central to the popular town of Woodbridge. Communal front and rear gardens.

Rent £900 pcm
Ref: R2424

6 Mill Lane
Woodbridge
IP12 1HW



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

6 Mill Lane is situated in the heart of the very popular town of Woodbridge, within walking distance of the market square, town centre and within easy reach of sports centre and train station.

Based on the banks of the River Deben, Woodbridge benefits from a wide choice of shops, restaurants and public houses, together with excellent schooling in both the state and private sectors. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately ten miles and fifteen miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

The Accommodation

The property is located within a purpose built block of flats which has communal front gardens and a path which leads to the main front door of the property.

Communal Entrance Hall

Approaching via the front door continue up two flights of stairs which leads to the landing area of this floor. There is a window to the front elevation and the front door which leads into the property.

Sitting Room 13'7" x 15'1" (4.15m x 4.62m)

Entering through the main front door into the sitting room. There is a double panel radiator, BT and TV point. A double partially glazed door onto a front private balcony overlooking the front garden. Window to front elevation and internal door which leads into the inner hallway.

Inner Hall

A light and spacious inner hall way with door off to:

Kitchen 12'10" x 8'9" (3.93m x 2.69m)

An internal door leading into the kitchen. With a range of wall and base units in white, with wood effect roll-top worksurfaces, inset one and a half stainless steel sink with mixer taps over. Space for cooker, washing machine and fridge freezer. A louvre door which leads into small cupboard area which houses the gas boiler, the gas meter and fuse board. Double panelled radiator. A double glazed window, over looking the rear elevation and a partially glazed UPVC door which leads onto the rear shared balcony with the neighbouring property. From the balcony there is a door which leads back into the communal hallway.



Cloakroom

There is a separate WC to the bathroom with low level flush toilet and wash hand basin. Obscure small opening window to the rear.

Bathroom

A white suite comprising of a pedestal wash hand basin, bath with overhead electric shower and glazed shower screen. Heated towel rail. Shaving light and obscured glazed window to the rear elevation.

Bedroom One 9'10" x 10'4" (3.01m x 3.17m)

A light double bedroom with window to the rear elevation. Double panelled radiator and a built in cupboard.

Bedroom Two 9'10" x 11'5" (3.02m x 3.49m)

A double bedroom with window to the front elevation. Double panelled radiator and a built in cupboard.

Bedroom Three 7'3" x 7'4" (2.21m x 2.26m)

A small double bedroom with window to the front elevation and a obscure glazed internal window allowing in light. Double panel radiator.



Outside

The property is approached by a front garden path. The communal front gardens are laid to lawn with mature trees and shrubs. Unlimited parking on road is available.

To the rear of the property is a rear communal garden with lockage store for bikes and garden chairs.

Services Mains water, sewerage, electricity. Gas fired central 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>

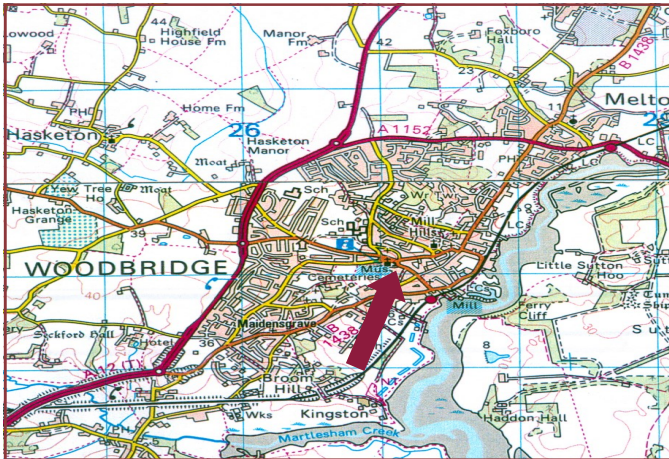
Council Tax Band A. £1,453.03 payable 2024/2025

Local Authority East Suffolk Council

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.

June 2024



Directions

Head south-east on Well Cl Square/ B1116 towards Riverside. Continue to follow B116. Merge onto the A12 towards Ipswich. At the roundabout, take the 1st exit onto Woods Ln/A1152. Turn right into Bredfield Road. Continuing into Pytches Road. Turn right into Fitzgerald Road. Turn left into Victoria Road. Turn right into Mill Lane where the property will be located to the left.

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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	43	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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