

*A recently refurbished, end of terrace
two bedroom cottage in the village of
Old Martlesham, a short distance from
Woodbridge.*

Rent £850 p.c.m
Ref: R1993/F

3 Post Office Cottages
Martlesham
Woodbridge
Suffolk
IP12 4RG



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

3 Post Office Cottages is a charming, but modest two bedroom end of terrace period cottage that has recently been refurbished. The property forms part of the village of Old Martlesham, in an accessible location between Martlesham Heath and the historic market town of Woodbridge. Old Martlesham itself benefits from a well regarded pub, The Red Lion, a pretty church and a recently re-opened garage with convenience store attached. A short distance to the south-west is Martlesham Heath which offers a good choice of shopping facilities. The historic market town of Woodbridge, which is based on the banks of the River Deben, offers a further choice of shopping and recreational facilities, as well as schooling in the state and private sectors. Woodbridge also benefits from rail links to Ipswich, where journey times to London's Liverpool Street station take just over the hour. The Heritage Coast, with popular destinations such as Aldeburgh, Thorpeness and Southwold, is just half an hour's drive.

The Accommodation

Ground Floor

A part glazed UPVC front door opens into the

Sitting Room 12' x 10'6 (3.66m x 3.21m)

A charming reception room with large window on the front elevation providing plenty of light. The focal point is the exposed brick fireplace with brick hearth. Electric panel heater. Wall light points, TV point and opening through to the

Kitchen 11'10 x 7'6 (3.61m x 2.29m)

A modern fitted kitchen comprising of wall, drawer and base units with granite effect worksurface over incorporating a stainless steel sink with mixer tap and drainer. Recess for electric cooker, recess and plumbing for dishwasher and recess for upright fridge freezer. Stairs to first floor. Tiled flooring, recessed LED spotlighting, electric underfloor heating and opening through to the

Rear Hall

With part glazed UPVC door to the rear garden, cupboard containing the hot water tank, together with plumbing and waste for washing machine. Recessed LED lighting, fitted coat hook, tiled flooring to match Kitchen and door to

Bathroom

Also recently refurbished with suite comprising panelled bath with mixer tap and shower attachment in fully tiled surround, WC with concealed cistern and mounted wash basin with mixer tap and storage cupboard under. Electrically heated towel rail, tiled flooring and spotlighting.



Stairs from the Kitchen rise to the

First Floor

Landing

With doors off to

Bedroom One 12'2 x 10'6 (3.72m x 3.21m)

A good size double bedroom with large window on the front elevation providing views towards the recreation ground. Exposed brick fireplace, access to roof space, modern electric panel heater and TV point.

Bedroom Two 9'3 x 7'8 (2.81m x 2.35m)

With dormer window overlooking the rear garden and with electric panel heater.



Outside

3 Post Office Cottages is set slightly back from the road with an 'off road' parking area to the front of the property on a first come first served basis. To the rear there is a small enclosed garden with a patio area and useful timber frame storage shed. There is a central area that has recently been seeded together with a number of mature shrubs.

We understand that the property benefits from a pedestrian right of way over the neighbouring properties to the west, and likewise the neighbouring property to the east, also benefits from a pedestrian right of way over the garden to similar effect.

Services Mains water, electricity and drainage. Electric panel heaters.

Council Tax Band B; £1,715.64 payable per annum 2025/2026

Local Authority East Suffolk Council

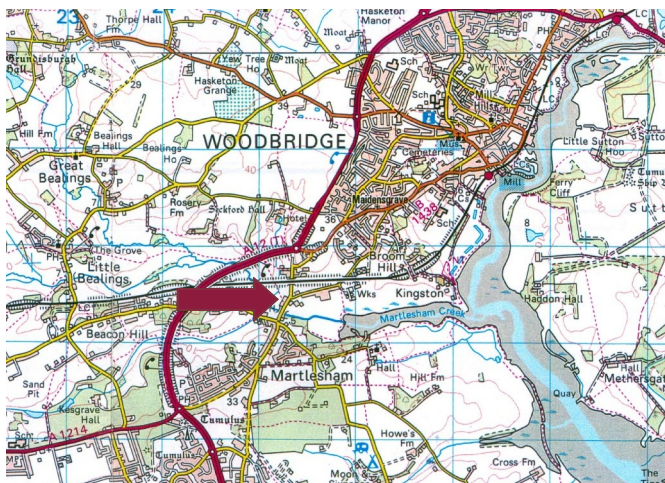
Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

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.

May 2025



Directions

Proceeding in a southerly direction on the A12 at Woodbridge, continue towards Martlesham. At the roundabout turn left onto the B1438 where signposted to Martlesham and Woodbridge. At the next mini roundabout turn right, where signposted towards Martlesham and Little Bealings, and proceed into the village. Continue under the railway bridge, past the garage and the property will be found a short way along on the right hand side.

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