

*A two bedroom detached bungalow
situated in an excellent position
and within easy walking distance
of the Market Hill*

Rent £650 p.c.m
Ref: R1756/D

17 Lambert Close
Framlingham
Woodbridge
Suffolk
IP13 9TE



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

17 Lambert Close is situated in a quiet and popular residential development off Brook Lane and is only a five minute walk from the Market Square.

This historic town is best known for its fine Medieval Castle and offers a wide variety of shops, businesses and cafes, which includes a Co-op supermarket. The town also boasts a wide range of pubs, restaurants and also a doctor's surgery, veterinary practice, pharmacy, library and banks. There are also excellent schools in both the state and private sector.

The town of Woodbridge, lying on the banks of the River Deben, is about 15 miles to the south and offers a further choice of shopping and schooling facilities as well as recreational pursuits including sailing on the River Deben, golfing and excellent walks. The Heritage Coast at Aldeburgh is about 15 miles to the east and offers a further choice of recreational facilities. The County Town of Ipswich, about 20 miles, benefits from Inter City rail links to London's Liverpool Street station which take just over the hour.

The Accommodation

Entering through a partially glazed wooden door into

Entrance Hallway

With fitted coat cupboard and further fitted storage cupboard housing the gas fired boiler. Double panel radiator, smoke detector, hatch to attic and telephone socket.

Doors lead off to the

Sitting Room 16'10 x 13'1 (max) (5.13m x 3.98m)

South. A good size light room with fully glazed patio doors giving access to the rear garden. Two double panel radiators, telephone socket and window looking to the side of the property. A door leads through to the

Kitchen 11' x 7'11 (max) (3.35m x 2.41m)

South. Fitted with a good range of base and eye level kitchen units with rolltop formica worksurface over inset with a one and a half bowl single drainer plasticised sink with mixer tap and drinking tap over. Integrated single electric oven, four ring gas hob with extractor hood above. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. A door gives access to the rear garden.



Further doors from the entrance hallway lead off to

Bedroom One 9'10 x 11'9 (3m x 3.58m)

North. A good size double bedroom with window looking towards the side of the property. Large fitted wardrobe cupboards, double panel radiator and telephone socket.

Bedroom Two 9'5 x 8'6 (2.87m x 2.60m)

North. A good size single bedroom or study with double panel radiator, TV aerial socket and window overlooking the side of the property.

Wet Room

A fully tiled room fitted with low flush WC, wall mounted wash hand basin and Mira shower unit. Double panel radiator, extractor fan, shaver light and socket and medicine cabinet.



Outside

The property is accessed via a shared driveway where there is parking for two cars in front of the garage. A paved pathway leads up to the front door and continues around the side of the property where there is a high level wooden gate. To the rear of the property there is a good size garden which is mainly laid to grass and interspersed by well stocked floral borders and a paved patio area adjoining the property which can be access from the sitting room and kitchen. There is also a small attractive pond. At the rear of the garden is a shed which is available for use.

Important Note:

- The garage will not be included within the tenancy and will be retained by the Landlord for storage.

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

Council Tax Band C. £1,506.94 payable 2018/2019.

Local Authority Suffolk Coastal District Council

Application Fee £225 plus VAT.

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.

OCTOBER 2018



Directions

From the Agent's office in Well Close Square, proceed in a southerly direction on to Station Road. Turn right on to Brook Lane (opposite The Railway public house) and continue along Brook Lane taking the third turning on the left into Castlebrooks. Proceed up the hill taking the right hand turning into Lambert Close and No.17 is situated in the left hand corner set back from the road and as identified by the Clarke and Simpson 'To Let' board.



Energy Performance Certificate



17, Lambert Close, Framlingham, WOODBRIDGE, IP13 9TE

Dwelling type: Detached bungalow
Date of assessment: 27 October 2016
Date of certificate: 27 October 2016
Reference number: 9743-2883-7003-9026-2905
Type of assessment: RdSAP, existing dwelling
Total floor area: 62 m²

Use this document to:

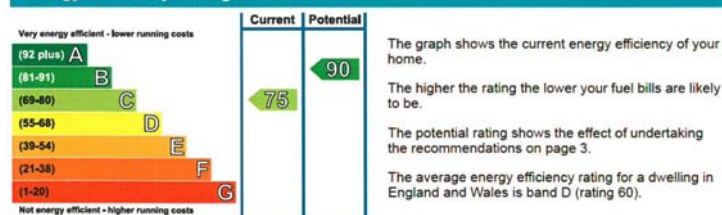
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,443
Over 3 years you could save	£ 141

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 138 over 3 years	<p>You could save £ 141 over 3 years</p>
Heating	£ 1,047 over 3 years	£ 1,056 over 3 years	
Hot Water	£ 195 over 3 years	£ 108 over 3 years	
Totals	£ 1,443	£ 1,302	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£20	£ 54	
2 Solar water heating	£4,000 - £6,000	£ 87	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 882	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.