



End of Terrace: Coddendam, Ipswich

Monthly £1,525

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Spacious barn conversion providing versatile family accommodation
on the Old Hall Estate within Heritage Parkland.

Photos Taken Pre-2020.

DETAILS

Spacious bungalow comprising of the following:

- Entrance Hall
- Kitchen with Dining Area
- Lounge
- Cloakroom
- Study
- Master Bedroom with En-suite Shower Room

- Two further Double Bedrooms
- Family Bathroom

OUTSIDE

There are rear gardens, single garage and parking available.

LOCATION

The property is situated on the Old Hall Estate and within a Heritage Parkland. The village of Coddensham lies about 1.6 miles to the north and has a village shop, pub and country club. More comprehensive facilities are available in Ipswich which is approximately 6.6 miles to the south of the property. There is a fast and frequent rail service to London Kings Cross from nearby Needham Market and excellent road links via Junction 51 of the A14 and the A140 Norwich Road which are about 2 miles away.

DIRECTIONS

Sat Nav - Postcode IP6 9QQ (Access is via Sandy Lane)

From Junction 51 of the A14 take the slip road signposted Barham. At "T" junction turn right onto the Old Norwich Road and proceed for about 1 mile. After passing Sorrell Horse Inn, take the next left onto Sandy Lane for about 1 mile and then turn left onto the Old Hall Estate drive. Follow the drive through the Parkland signposted Estate Office and the Swallows will be seen from the main yard.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band D.

EPC

The property is classed as Band E.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A deposit amounting to 5 week's rent is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

PETS

The Landlord retains the right to charge an additional rental payment of £50.00 per pet per month at his discretion.

**Whirledge
&Nott**

Land • Property • Development

CONVEYANCE PLAN PLOT no 10 - 1:200 SCALE



To: Date: Reviewer:

HOLLINS
Architects, Surveyors &
Planning Consultants
4, Market Hill
Frankingham
Suffolk
IP13 0BA
Tel: 01473 724219
Fax: 01473 724217
E: hollins@hollins.co.uk
Web: www.hollins.co.uk

Client:
Old Hall Estate

Site:
Old Hall Estate
Shrubland
Spawick
Suffolk

Project:
Proposed Barn Conversions
to Residential Dwellings

Drawing:
CONVEYANCE PLAN
PLOT no 10

Scale: 1/200 scale @ A3 sheet size

Date: NOVEMBER 2015

Drawn by: JR

Drawing number:
13166 Conv Plot 10