



Semi-Detached: Ipswich

Monthly £1,550

CHELMSFORD OFFICE

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

01245 231123

Recently refurbished, three bedroom, semi-detached cottage, situated within Old Hall Estate with views over surrounding historic parkland and easy access to footpaths and Ipswich.

DETAILS

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 about 6.6 miles to the south of the property. There is as 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 from 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 the Sorrell Horse Inn take the next left onto Sandy Lane.

Proceed on Sandy Lane for about 1 mile and then turn left onto the Old Hall Estate drive. Follow the drive through the Parkland to the main yard.

THE PROPERTY

Ground Floor

- Entrance Porch with tiled floor.
- Living Room: Dual aspect with UPVC D/G windows to the front and rear of the property with lino flooring and electric fire.
- Kitchen: Newly fitted units with laminate worktop, electric oven and hobs with extractor fan over, stainless steel sink and space for a dishwasher with double doors leading to a conservatory.
- Conservatory
- Dining Room: UPVC D/G window to the front with lino flooring.
- Under Stairs Storage Cupboard
- WC: UPVC D/G window with obscured glass, lino flooring, sink and cupboard unit and toilet.
- Utility Room: UPVC D/G window to the rear, lino flooring with newly fitted units with laminate work surface, stainless steel sink and washer/dryer connections.

First Floor

- Bedroom 1: UPVC D/G window to the rear with carpet flooring.
- Bedroom 2: UPVC D/G window to the front with carpet flooring.
- Bedroom 3: UPVC D/G window to the side.
- Airing Cupboard
- Bathroom: UPVC D/G window with obscured glass, lino flooring, sink, cupboard & mirror unit, fitted bath with electric shower over and part tiled walls.

EXTERNALLY

Shared shingle parking area

Single garage

Two storage sheds

Garden laid to grass with parkland views.

LEGAL

NOTICE

Whirledge & 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. Whirledge & 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 Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band C.

EPC

The property is classed as Band E.

PETS

Please note that the landlord reserves the right to charge an additional rent of £50.00 per pet per month.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A deposit amounting to no more than five 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.

REFERENCES

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