



## Main Street

Ufford, PE9 3BH

Uniquely situated just inside the grounds of the impressive Old Rectory, in the very heart of the highly sought after village of Ufford, this two double bedroom character cottage exudes charm and individuality.

£1,100 PCM

# Main Street

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- Two Bedroom Character Cottage
- Well Presented Throughout
- 2 Large Double Bedrooms
- Please see Key Facts for Tenants for Material Information Disclosures
- Unique Setting within the grounds of the Old Rectory
- Large Living/Dining Room & Fitted Kitchen
- Gated Entrance - Off Street Parking
- Private Courtyard Garden
- Ground Floor Bathroom
- Available April 2025

## Entrance Hall

## Living/Dining Room

18'5" x 13'0" max (5.61 x 3.96 max)

## Study/Reception 2

11'10" x 8'8" (3.61 x 2.64)

## Kitchen

14'11" x 6'7" (4.55 x 2.01)

## Bathroom

11'10" x 6'1" max (3.61 x 1.85 max)

## First Floor Landing

## Master Bedroom

17'3" x 9'8" (5.26 x 2.95 (5.25 x 2.94))

## Bedroom 2

15'5" x 9'5" (4.70 x 2.87)

## Enclosed Patio Area

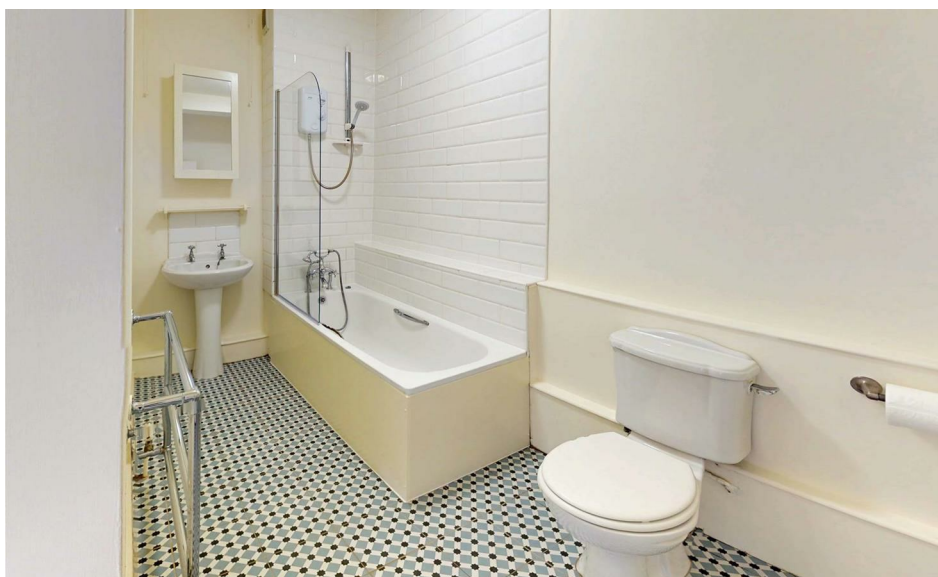
## Off Street Parking



## Directions

Please use postcode PE9 3BH for sat nav assistance





Floor Plan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC