



Glebe Way, Mendlesham

IP14 5TL

£1000 pcm

MaxwellBrown

Independent Property Agents

TO LET—Available immediately

This well presented modern semi detached house situated in the popular village of Mendlesham approximately 7 miles north of Stowmarket, offers well planned living accommodation including porch, lounge, kitchen/diner, two bedrooms, bathroom and good sized enclosed gardens. The property further benefits from oil fired central heating, double glazed windows and private car parking space. Pets considered.



UPVC Double glazed door to:

Entrance porch: Window to side, fitted coat hooks, door to.

Lounge: Windows to front and side, coved ceiling, sky cables, and TV point, open tread staircase leading to first floor and archway leading through to.

Kitchen/Diner: Fitted with a range of grey wood effect shaker style units, stone effect work tops, comprising of stainless steel inset sink unit with mixer tap, cupboards and space under, plumbing for automatic washing machine, further work surfaces with cupboards, drawers and space under, range of eye level units, newly fitted slot in electric cooker, tiled splashbacks, oak effect grey vinyl flooring, sealed unit double glazed window and part glazed door to rear garden, Expelair extractor fan, radiator and CO monitor, Wallstar oil fired boiler supplying hot water and central heating system.

First floor landing: With coving, smoke detector and doors to.

Bedroom 1: Radiator sealed unit double glazed window to rear and coving.

Bedroom 2: Sealed unit double glazed window to front, radiator, over stairs storage cupboard with lagged hot water tank with immersion heater and slatted shelves access to loft via drop down ladder.

Bathroom: Fitted with white suite comprising of panelled bath with shower mixer tap and folding shower screen, pedestal wash hand basin, low level flushing suite, tiled splash backs, grey oak effect vinyl flooring, Double glazed window to side, radiator and extractor fan.

Outside: The property is approached via a shared private roadway to block paved car parking space to side. Small open planned front garden laid to shrubs. Gate to side leading to good sized enclosed rear garden with concrete and paved patio area, large lawned area. The garden is enclosed by close board fencing there is an oil storage tank and outside tap.

Services:

Mains water, electricity and drainage are connected to the property gas is not available in the village.

Agent's Notes:

We are offering this property to rent on an Assured Shorthold Tenancy with a minimum initial term of 6 months. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.

Council Tax :

Band B. Mid Suffolk Council.

Broadband: Maximum available download speeds

Standard: 17mbps

Superfast: 42 mbps

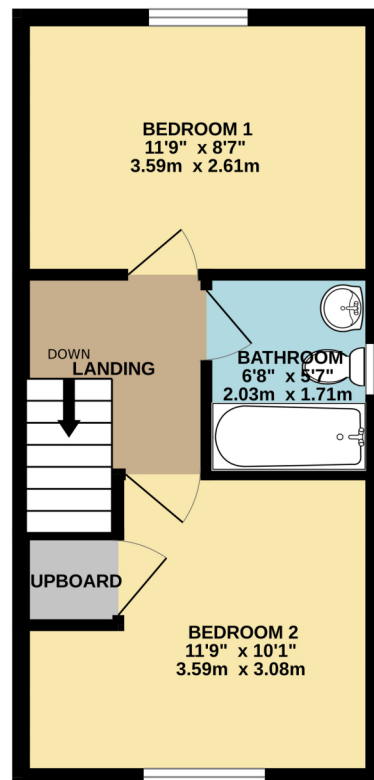
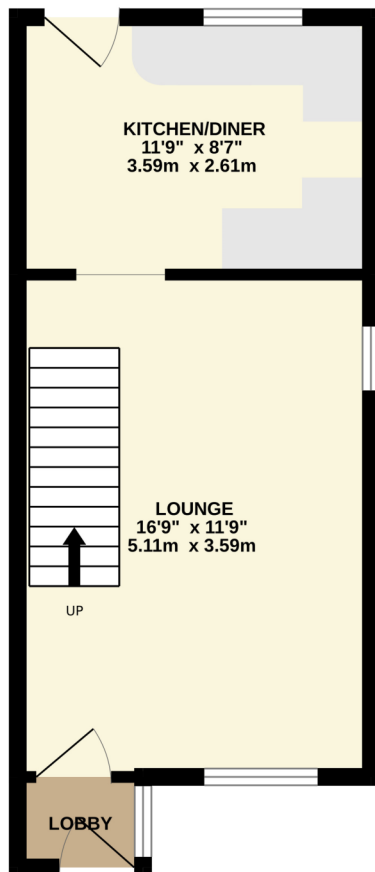
Networks available: Openreach

Information source: Ofcom.org.uk



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

