



Old Market Street, Mendlesham
IP14 5RZ

£1000 pcm

MaxwellBrown

Independent Property Agents

Available from 25th June 2025

A charming nicely presented two bedroom detached cottage situated in this well served, popular village approximately 7 miles north of the market town of Stowmarket. Accommodation includes sitting room, fitted kitchen and bathroom, utility room and two bedrooms. Further benefits include oil fired central heating, wood burning stove, double glazing and enclosed courtyard garden.



Composite door to:

Entrance Hall:

Sealed unit double glazed door to rear, laminate flooring, radiator and door to:

Lounge:

Oak effect laminate flooring, recessed brick fireplace with pamment hearth and wood burning stove. Sealed unit double glazed window to front, wall lights, radiator and door leading to staircase to first floor.

Kitchen:

Fitted with a range of grey gloss fronted units, with quartz effect worksurfaces comprising inset resin single drainer sink unit with mixer tap, cupboards and drawers under. Electra washing machine, Beko single oven, Belling hob, extractor fan and Honeywell central heating programmer. Sealed unit double glazed window to side, tile effect vinyl flooring and door to:

Utility:

Double eye level unit, work space, Worchester combi oil fired boiler supplying domestic hot water and central heating system, vinyl flooring, glazed door and window to courtyard. Door to:

Bathroom:

Fitted with a white suite comprising bath with thermostatic shower over and screen, low level flushing WC, vanity unit with inset wash hand basin with mixer tap and plunge plug. Sealed unit double glazed window to rear, vinyl flooring, radiator and extractor fan.

First Floor Landing:

Sealed unit double glazed window to side, laminate flooring, smoke detector and doors to:

Bedroom 1:

Sealed unit double glazed window to front, oak effect laminate flooring and radiator.

Bedroom 2:

Sealed unit double glazed window to side, exposed red brick chimney breast with alcoves to each side, oak effect laminate flooring and radiator.

Outside:

Small front garden laid to shrubs. Gate giving access to the attractive and secluded decked courtyard enclose by close board fencing. Oil storage tank.

Services:

It is understood from the landlord that mains drainage, water and electricity are connected to the property.

Council Tax. Band B Mid Suffolk district Council

Broadband Availability:

Standard: 20Mbps download

Superfast: 80 Mbps download

Networks available: Openreach.

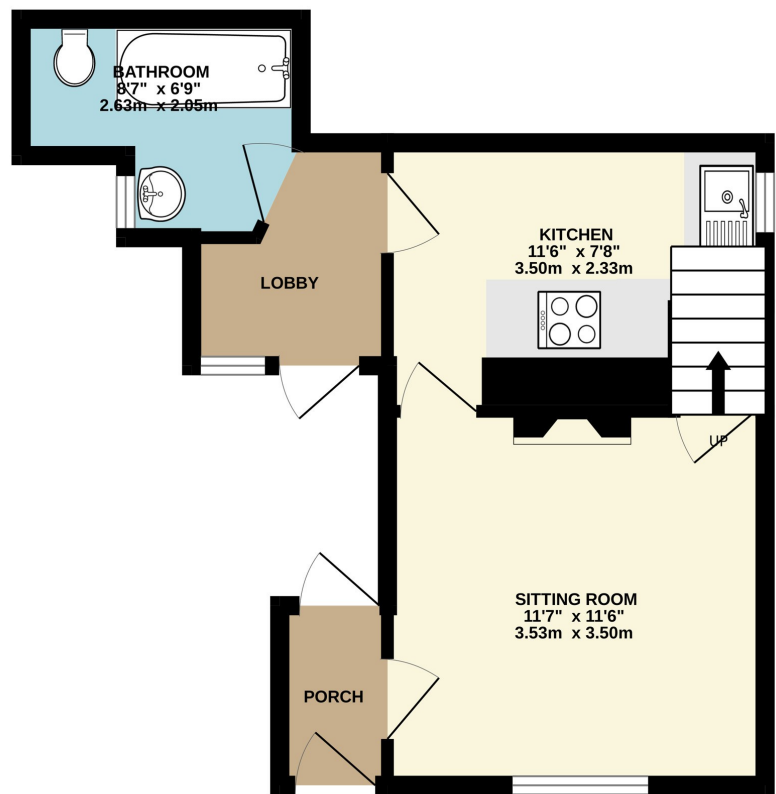
Details obtained from Ofcom

Agent's Notes:

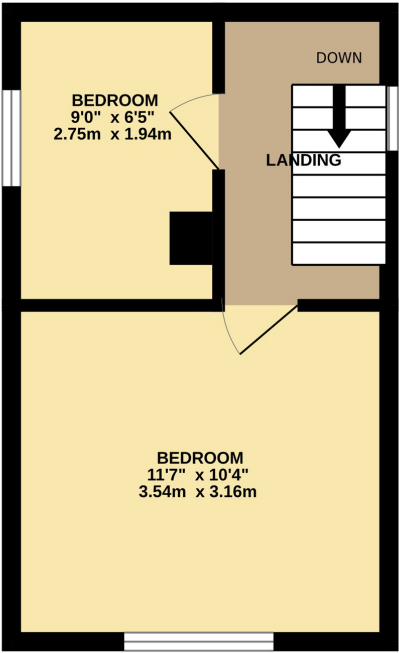
We are offering this property to rent on an initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental 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.



GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.

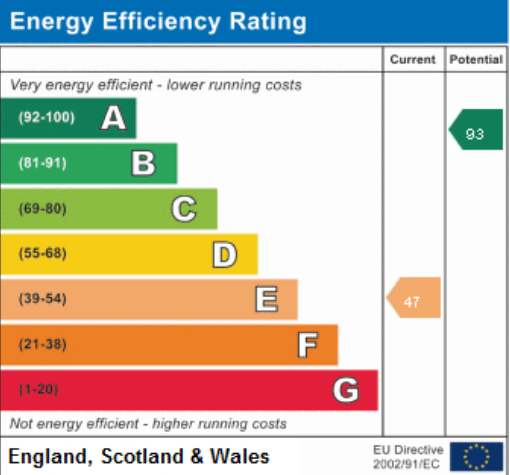


1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 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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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.

