



Braybrooke Close, Mendlesham
IP14 5TP
£1100 pcm

MaxwellBrown

Independent Property Agents

Available To Let from Mid November

A well presented 2 bedroomed modern mews house situated just off the centre of this well served village approximately 7 miles north of the market town of Stowmarket. The property has hall, lounge, fitted kitchen/diner, 2 good sized bedrooms and bathroom. Further benefits include double glazing, oil central heating, enclosed rear garden and garage in adjacent block.



Part- glazed door to:

Entrance hall:

With laminated floor, coving and door to:

Lounge: 15'8" x 13' (4.8m x 3.96m):

Sealed unit double glazed window to rear and door to side giving access to the garden, staircase to first floor with cupboard under, coved ceiling, smoke detector, television point, 2 radiators. Door to:

Kitchen/diner: 13' x 7'10" (3.96m x 2.4m)

Fitted with a range of white fronted units with stone effect worksurfaces comprising resin inset single drainer sink unit with mixer tap, cupboards and drawers. Zanussi oven, ceramic hob and extractor hood, eye level units, tiled splashbacks, plumbing for automatic washing machine, vinyl flooring, radiator, window to front.

First floor Landing:

Coved ceiling, access to loft, smoke detector and doors to:

Bedroom 1: 13' x 9' (3.96m x 2.74m):

Built-in wardrobe over stairs, radiator and window to rear.

Bedroom 2: 13' x 7'10" (3.96m x 2.4m):

Window to front, radiator.

Bathroom:

Fitted with white suite comprising panelled bath with shower mixer tap , curtain and rail, low level WC, wash basin, tiled splashbacks, vinyl floor, radiator, extractor fan, window to side.

Outside:

The front garden is open planned with shrub border and paved path to side with gate leading to the enclosed rear garden laid mainly to lawn with stepping stone path, timber garden shed. Oil storage tank and external Grant oil fired combination boiler supplying heating and hot water. There is a nearby car parking space and single garage in block.

Services:

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

Agent's Note:

We are offering this property to rent on an initial minimum 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 per applicant 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 District Council

Broadband availability:

Maximum download speeds

Standard 19 Mbps

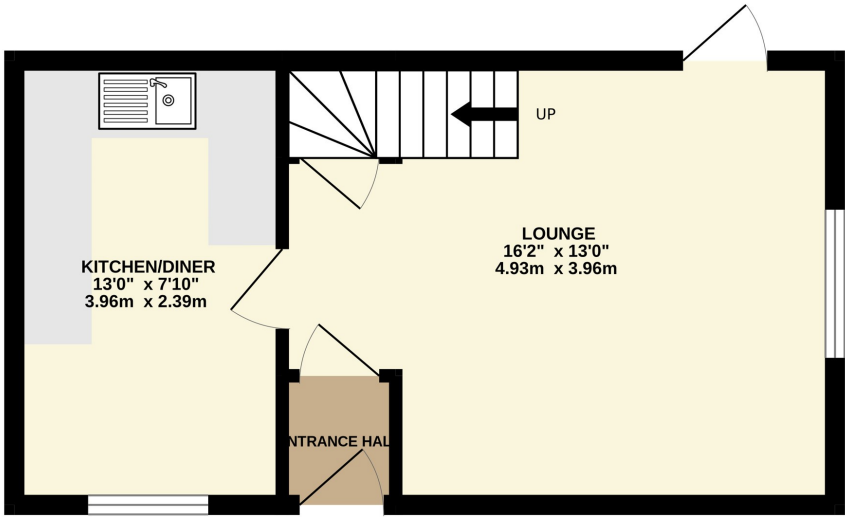
Superfast 80 Mbps

Networks in area Openreach

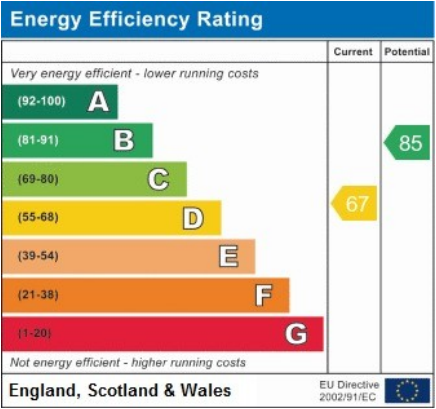
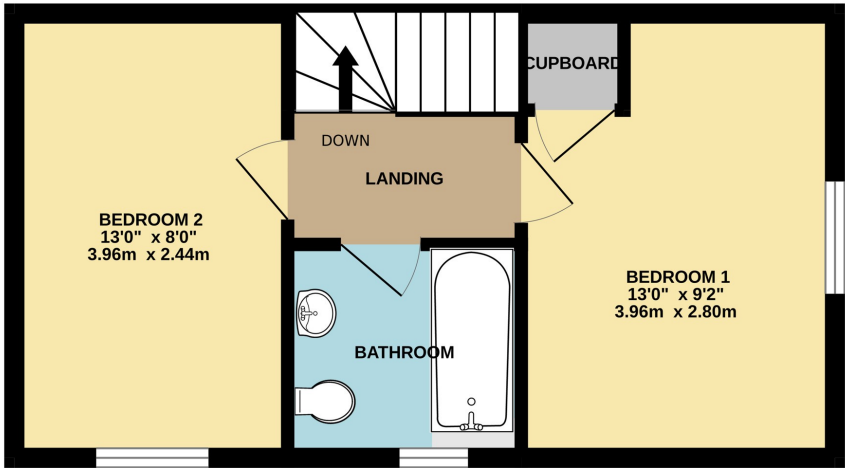
Information from Ofcom.org.uk



GROUND FLOOR 312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR 312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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.



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