

A well presented two bedroom, mid-terrace Victorian cottage with large rear garden, located in the village of Melton, close to the market town of Woodbridge.



Guide Price

Rent : £950 PCM

Ref: R1408

Address

Katrina
4 Tollgate Cottages
Melton
Woodbridge
IP12 1QF



Dining room, sitting room, kitchen and bathroom.
Two double bedrooms.
Large rear garden and courtyard area.

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Location

The cottage is set along Yarmouth Road, a short distance to the north of the centre of the village and close to the Ufford Park Resort. Melton itself is a popular village with a well supported primary school, large playing field with tennis courts and children's play equipment, good pub/restaurant, The Coach and Horses, an independent village shop, small petrol station and Spar convenience store. Woodbridge is probably best known for its outstanding riverside setting. It is also a very popular market town, offering a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. Both Melton and Woodbridge also benefit from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

Description

Katrina is a well presented two bedroom mid-terrace Victorian cottage with large rear garden, located in the village of Melton, close to the popular market town of Woodbridge.

The front door opens into the dining room with window to the front of the property. This room benefits from two built-in storage cupboards and links through to the sitting room. The sitting room, with window to the rear, has a staircase rising to the first floor with a small storage cupboard. The kitchen is fitted with a range of high and low-level wall units and has an inset stainless steel sink and a built-in four ring gas hob, oven and extractor hood. There is space for a fridge freezer and washing machine. There are windows overlooking the courtyard area and there is a built-in storage cupboard housing the gas-fired boiler. The bathroom has an obscured glazed window to the rear and comprises a panelled bath with shower over and tiled surround, WC, handwash basin and extractor fan.

From the sitting room, stairs rise to the first floor landing which provides access to the two bedrooms. Bedroom one is a double room with a window overlooking the front of the property and a built-in cupboard. Bedroom two is a further double bedroom and enjoys views over the rear garden. Access to the loft is via a hatch on the landing.



Outside

The property is approached from the road via a small pathway leading through the front garden which is planted with a variety of shrubs. The rear garden can be accessed via a door from the kitchen that opens onto the courtyard area. The garden is predominantly laid to lawn with various shrubs and trees interspersed throughout. At the far end of the garden there is a small wooden shed.

Katrina, Melton

Approximate Gross Internal Area = 57.8 sq m / 622 sq ft

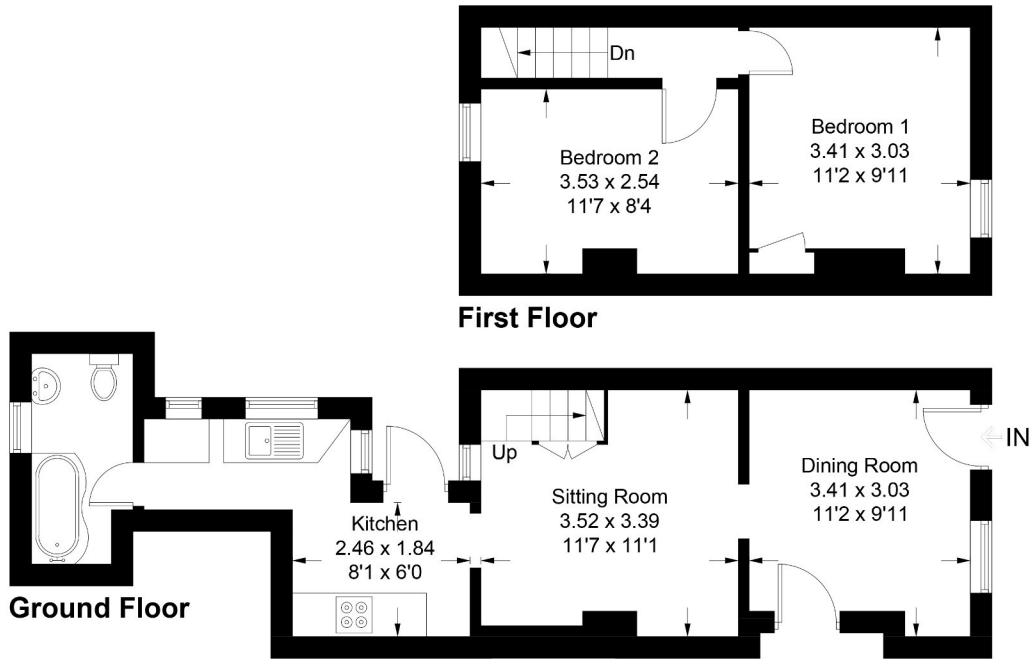


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288219)

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Gas-fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from the agents upon request).

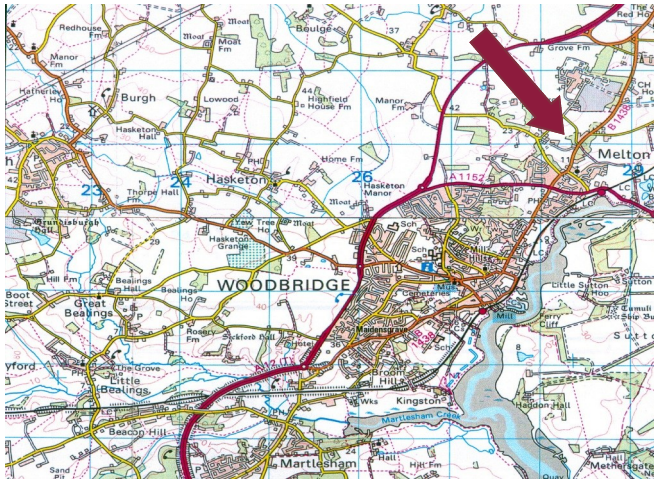
Council Tax Band B; £1,793.53 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

September 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Directions

Heading south on the A12 past Wickham Market, take the junction signposted to Melton and Ufford Park Hotel and Golf Course. Take the next turning right and right again towards Melton. Passing Ufford Park, continue on Yarmouth Road for approximately 300 yards where the property will be found on the right hand side.

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