

A spacious three bedroom semi detached house set in a rural position with large rear gardens, off road parking and rural views to the front and rear.



RENT

£995 PCM

Ref: R3019

Address

1 Holmview
Ash Road
Lower Hacheston
Woodbridge
IP13 0PD



Entrance hall, sitting room with fireplace, dining room, fitted kitchen and ground floor bathroom. Three first floor bedrooms. Driveway parking, front and rear gardens with brick shed.

To let unfurnished on A Periodic Tenancy

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

1 Holmview is situated in the hamlet of Lower Hacheston immediately off the B1078, but enjoys a rural position with field views to three sides, it is only a short distance from the popular village of Wickham Market where there are a useful range of shops together with a Health Centre, library and primary school. There is a railway station at Campsea Ashe (about ½ miles away) with connections at Ipswich to London's Liverpool Street station. There are also some through trains to London each day. There are excellent schools in both the state and private sector within easy reach, including Brandeston Preparatory School, Framlingham College and Woodbridge School.

The historic town of Framlingham lies about six miles away and the attractive market town of Woodbridge is about five miles to the south-west. The County town of Ipswich lies about nine miles to the south. The A12, within about a mile, provides good links to the rest of the region including the Heritage coastline, which itself is within about nine miles.

The Accommodation

Ground Floor

Entering through partially glazed solid wooden entrance door into

Entrance Hall

With stairs off, incorporating enclosed cupboard under stairs (housing the gas central heating boiler, and storage space), radiator and coat hooks to walls.

Open plan living space to :

Lounge 11'1 x 10'11 (3.38m x 3.33m)

Reasonable sized room with feature brick fireplace, radiator, TV points, a south facing window giving views over fields to front.

Dining Area 15'3 x 8' (4.65m x 2.44m)

A spacious room with cupboards either side of old tiled fireplace, radiator.

Opening to

Kitchen 12' x 12' (3.66m x 3.66m)

With fitted kitchen wall and floor units, mottled roll top work surface with inset single drainer stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge freezer and cooker.

Door to inner hall leading to

Bathroom 9'6 x 4'9 (2.90m x 1.45m)

Incorporating white pedestal sink, white panelled bath and white low flush WC, single panel radiator with chrome towel rail above.

Stairs leading from the main hallway to

First Floor

Landing

Small area to top of stairs with window facing East.

Bedroom One 13'5 x 11' (4.09m x 3.35m) (max)

A good size double room with radiator, small wardrobe cupboard over stairs and window with views over fields to front.

Door to interconnecting bedrooms two and three

Bedroom Two 8'1 x 8'1 (2.46m x 2.46m) (max)

Single bedroom with radiator and window with views over garden to rear of the property.

Door to

Bedroom Three 8'1 x 7' (2.46m x 2.13m) (max)

Single bedroom with radiator, two shelves and hanging rail to one wall, **small cupboard** housing hot water tank, immersion heater and three slatted shelves above. Window has views to rear over garden.

Outside

Holmview is situated close to the B1078 but in a rural location with farmland to three sides. To the front is a small area of rough grass with parking for two vehicles. To the side there is a grassed area with hedges.

To the rear of property is a brick and tiled shed with light and power, coal bunker beside and small concreted area. Steps leading up to rear garden. The rear garden is laid to grass.



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Gas fired central heating. Private drainage.

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

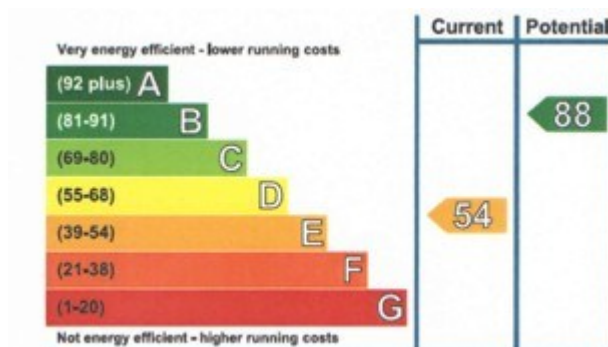
Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

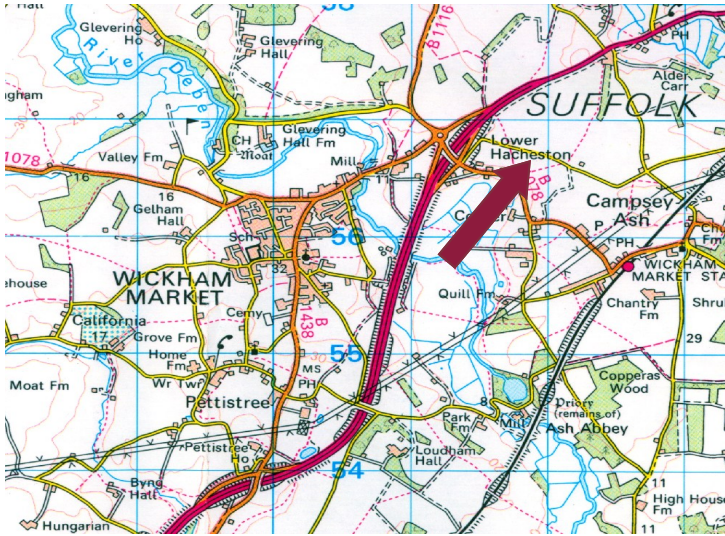
Council Tax Band C £2,042.76 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

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.

April 2026





Directions

From the Agent's offices proceed in a southerly direction along Station Road out of the town. Continue on the B1116 through the villages of Parham and Hacheston until you come to the roundabout, straight over the roundabout on the B1078 towards Orford, follow this road for approximately 1/4 of a mile and the property will be found on the left hand side. The property is identified with a Clarke and Simpson 'To Let' board.

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