Chartered Surveyors / Estate Agents

Clarke & Simpson

A spacious two bedroom detached house having been recently renovated throughout in the popular village of Wickham Market.

Rent: £1,350 PCM

Ref: R2505

2a Border Cot Lane
Woodbridge
Suffolk
IP13 0RE



Entrance hall, kitchen/breakfast room, dining room and sitting room.
Two double bedrooms and family bathroom.
Front garden and driveway, garage and enclosed rear garden.

To let unfurnished on an Assured Periodic Tenancy

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Location

The property is located in the village of Wickham Market, which has a useful range of shops together with a Health Centre, library, primary school and Co-operative store. There is a railway station at Campsea Ashe (about 2 miles away) with connections at Ipswich to London's Liverpool Street station. There are excellent schools in both the state and private sector within easy reach.

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

The property is entered through an obscure glazed front door giving access to the

Entrance Hall

With coat hooks, radiator and telephone point. An archway leads to the Inner Hall, where a door opens into the

Kitchen/Breakfast Room 18'5" x 8'3" (5.61m x 2.51m)

With a range of modern fitted wall and base units and composite worktops with an inset butler style steel sink with mixer taps over. Bosch electric oven and Candy electric hob, with a steel splashback and extractor hood. Space for washing machine and fridge/freezer. Gas fired Worcester boiler. TV point and two radiators. Dual aspect windows and door into rear garden.

From the kitchen an archway leads to the

Dining Area 9'8" x 7'3" (2.95m x 2.21m)

With window to rear elevation and radiator.

Sitting Room 18'5" x 9'8" (5.61m x 2.95m)

With a brick fireplace with open fire and tiled hearth. Two radiators and TV point. Dual aspect windows and French doors leading to the rear garden.

From the hallway, stairs lead to

First Floor

Landing

A spacious landing with a skylight window. Doors open to

Bedroom One 18'5" x 12'0" (5.61m x 3.66m)

A spacious and light bedroom with dual aspect windows set into the eaves. Two radiators, TV and telephone points.





Bathroom

Modern fitted bathroom suite with P shaped bath with glass shower screen, Mira electric shower and mixer tap. Pedestal wash basin and low flush WC. Extractor fan and radiator. Obscure glazed window.

Bedroom Two 10'2" x 9'9" (3.10m x 2.97m)

A small double bedroom with a window set into the eaves. Radiator and loft hatch.

Outside

The front of the property is enclosed with a gated picket fence and adjoins the neighbouring garage. Gravel driveway for parking and single garage with power and light connected and eaves storage. The front garden is laid to lawn. A side gate leads to an enclosed rear garden, which is laid to lawn with mature shrubs, patio area and shed.

Services

Services Mains electricity, water





Broadband

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

Mobile Coverage

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

Council Tax

Council Tax Band D; £2,361.66 payable 2026/2027

Local Authority

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

Term

To let unfurnished on an Assured Periodic Tenancy at a monthly rent of £1,350 per calendar month.

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 the 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.

2nd November 2026



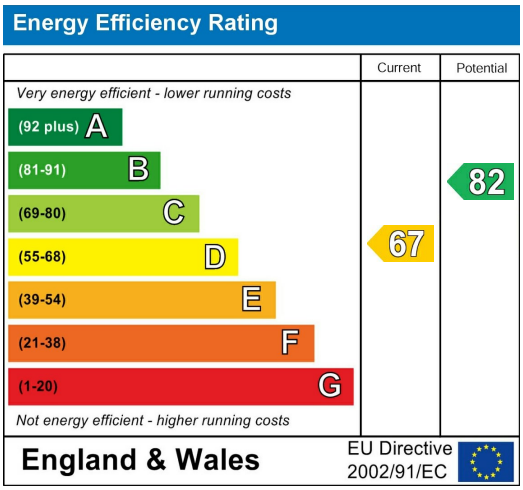
Directions

From the Agent's office, head south along the B1116 passing through the villages of Parham and Hacheston. At the roundabout adjoining the A12, turn right signposted Wickham Market and proceed for approximately three quarters of a mile. At the bottom of the High Street, turn right into Border Cot Lane and the property is situated approximately 50 yards on the left and as identified by the Clarke and Simpson 'To Let' board. For those using What3words app:///eggplants.daunting.milder









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