



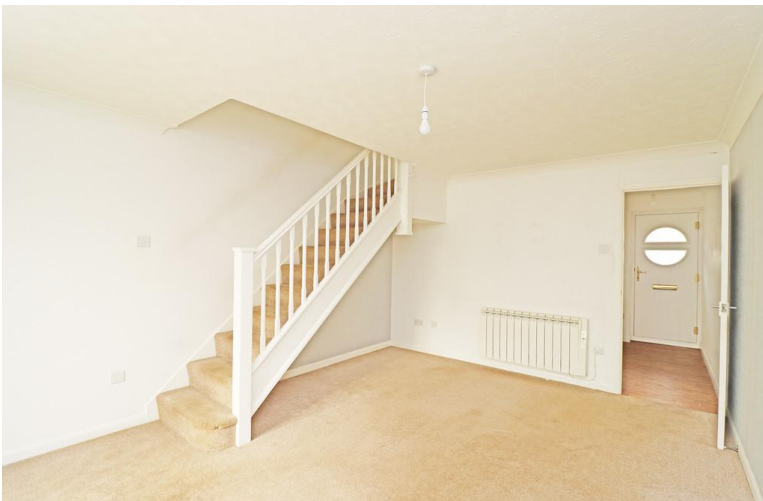
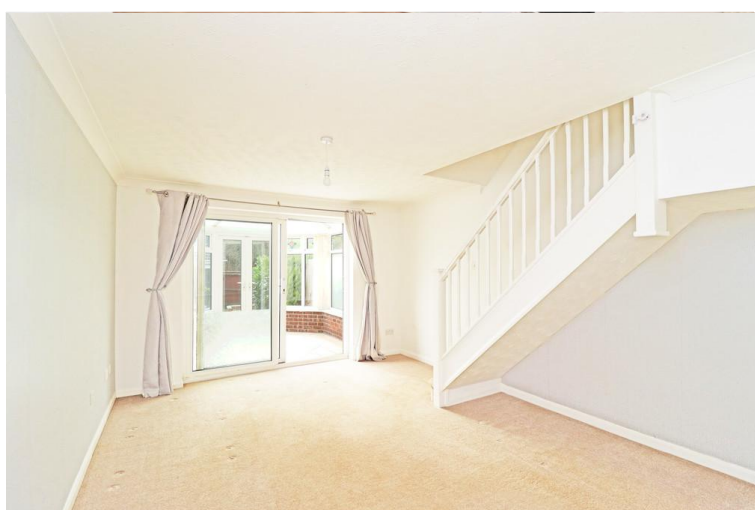
Grier & Partners
— LAND AND ESTATE AGENTS —

28 Foresters Walk
Barham, Ipswich, IP6 0TA

- 2 bedrooms
- Bathroom upstairs
- Garage with Electricity
- Garden

Rent £1,050 pcm
EPC Rating '64'





Property Description

INTRODUCTION

This two bedroom home in village of Barham offers good quality accommodation over two floors, conservatory, garage and allocated parking. Only a short stroll to the village of Claydon which offers a range of shops including post office, pharmacy, hairdressers, public houses and primary and secondary schooling. Ipswich is approximately three miles away, with a mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12 and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

TERMS

Rent exclusive of all utilities and council tax
Deposit £1211.53 (5 weeks rent)
Holding Deposit £242.30 (1 weeks rent)
Assured Periodic Tenancy.
No smoking
References required
Pets considered

BEDROOM 1



11' 10" x 12' 03" (3.61m x 3.73m) Window to the rear (SW), radiator

BEDROOM 2

11' 11" x 5' 05" (3.63m x 1.65m) Window to the front (NE), radiator

BATHROOM

8' 07" x 6' 01" (2.62m x 1.85m) window to the front (NE), bath with overhead electric shower, WC basin, heated towel rail, airing cupboard

SITTING ROOM

15' 07" x 11' 10" (4.75m x 3.61m) Stairs leading to first floor, radiator, sliding door to the conservatory



CONSERVATORY

10' 00" x 9' 11" (3.05m x 3.02m) Blinds on windows, tiled flooring, doors opening to rear garden

KITCHEN

7' 11" x 8' 05" (2.41m x 2.57m) windows to the front (NE), washing machine, fridge freezer, fitted oven and hob, above cabinets

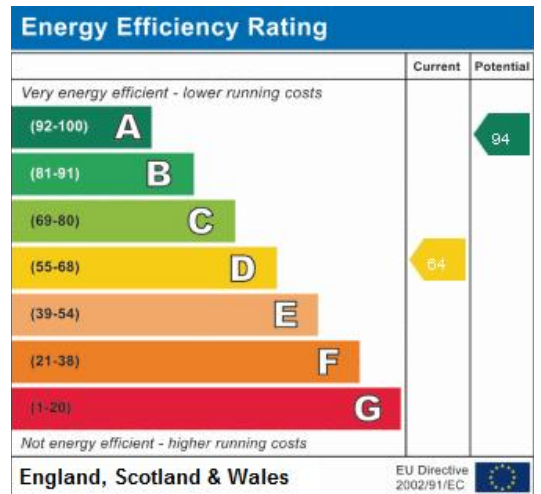
OUTBUILDING /GARAGE

16' 02" x 8' 02" (4.93m x 2.49m) 2 parking spaces behind

GARDEN

paved front area, paved back garden.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

