

Rent: £1,450 PCM  
Ref: R1650

R1650  
The Rectory 7 Back Lane  
Claydon  
Suffolk  
IP6 0EB  
R1650



**Clarke and Simpson**  
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### *Location*

Claydon is a village conveniently located five miles to the north of Ipswich, close to the A14 trunk road. Claydon has a range of shops and local facilities within the High Street including two pubs, takeaways, Post Office, hairdressers, primary school and high school, together with a Co-op Food store.

Ipswich provides a comprehensive range of facilities including an extensive range of local and national shops, businesses and a wide range of public houses and restaurants and a wide range of sports facilities including swimming at Crown Pools. The mainline Ipswich railway station runs regular Inter City services to London's Liverpool Street Station which take approximately 65 minutes. There are also very good road links to the A14 and A12 trunk roads.

### *The Accommodation*

#### *Ground Floor*

Entering through partially glazed UPVC door into the Entrance Lobby with coat hooks, radiator and doors off to

#### *Study 12'10" x 10'10" (3.9 x 3.3)*

With views to the front and fitted with a range of shelving and cupboards. Telephone socket and radiator.

#### *Main Hallway*

With stairs off to the first floor, fitted coat cupboard and radiator. Doors off to

#### *Sitting Room 20'1" x 12'10" (6.12 x 3.9)*

A pleasant dual aspect room with patio doors leading onto the front patio. Display fireplace and two windows overlooking the side garden. Radiators.

#### *Cloakroom*

Fitted with WC, wash basin and radiator.

#### *Dining Room 15'1" x 12'2" (4.6 x 3.7)*

A dual aspect room overlooking both side and front garden. Fitted storage cupboard, radiator and door to the kitchen.

#### *Kitchen 13'1" x 10'2" (4 x 3.1)*

Accessed from the main hallway and dining room. Fitted with a good range of base and wall units with worksurface over, inset with a single bowl single drainer sink. Space for fridge freezer, dishwasher and electric cooker. Radiator and door off to the

#### *Utility Room*

Fitted with base and wall units with worksurface and space for tumble dryer and washing machine. A further door off the kitchen gives access to the

#### *Rear Lobby/Boot Room*

Partially sub-divided; housing the gas fired boiler and useful storage space. Doors give access to both the rear garden and external covered garage access.

Stairs from the Main Hallway lead up to the

#### *First Floor*

#### *Landing*

With two storage cupboards and airing cupboard. Doors off to

#### *Bedroom One 13'1" x 20'0" (4 x 6.1)*

A large bedroom with views over the front garden. Fitted walk-in hanging cupboard. Pedestal wash basin and radiators.

#### *Bedroom Two 13'1" x 10'10" (4 x 3.3)*

A double bedroom with fitted walk-in hanging cupboard. Radiator.

#### *Bedroom Three 11'10" x 11'2" (3.6 x 3.4)*

A double bedroom with fitted cupboard. Pedestal wash basin. Radiator.



### *Separate WC*

Fitted with WC.

### *Bedroom Four 11'2" x 8'6" (3.4 x 2.6)*

A good size single bedroom with window to the side and radiator.

### *Family Bathroom*

Fitted with WC, pedestal wash basin and bath with shower unit over. Heated towel rail.

### *Outside*

The property is approached off York Crescent via a private tarmac drive through a five bar gate. There is a substantial parking area to the front and single garage with up and over door. The majority of the garden is to the front of the property and is mostly lawn interspersed with mature trees and shrubs. To the rear of the property is a more modest area of garden, again predominantly laid to lawn.

### *Viewing*

Strictly by appointment with the agent.

### *Services*

Mains electricity, gas, water and drainage. 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>

### *Council Tax*

Band E £2,639.76 payable per annum 2026/2027



### *Local Authority*

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

### *Tenancy Term*

To let unfurnished for a six month period under Ground 5 Minister of Religion at a rent of £1,450 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 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.

June 2026

*Services* Your Text Here

*Council Tax Band* E

*Local Authority* Mid Suffolk District Council

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**August 2022**




**Directions**

From the A14 exit at Junction 52 where signposted Claydon. At the roundabout take the exit for Claydon and proceed into the village. Take a right turn opposite just before the Crown Public House into Church Lane and then the first left into York Crescent. Continue along York Crescent for approximately 200 yards and the property will be found on the left, directly after number 66 York Crescent, accessed across the footpath and to the driveway for the property. For those using the What3Words app: [///blur.scores.vocal](https://www.what3words.com/blur.scores.vocal)



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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