



## Woodcock Rise, Brandon, Suffolk, IP27 0BN

Rent - £1,390 PCM

Deposit - £1,603

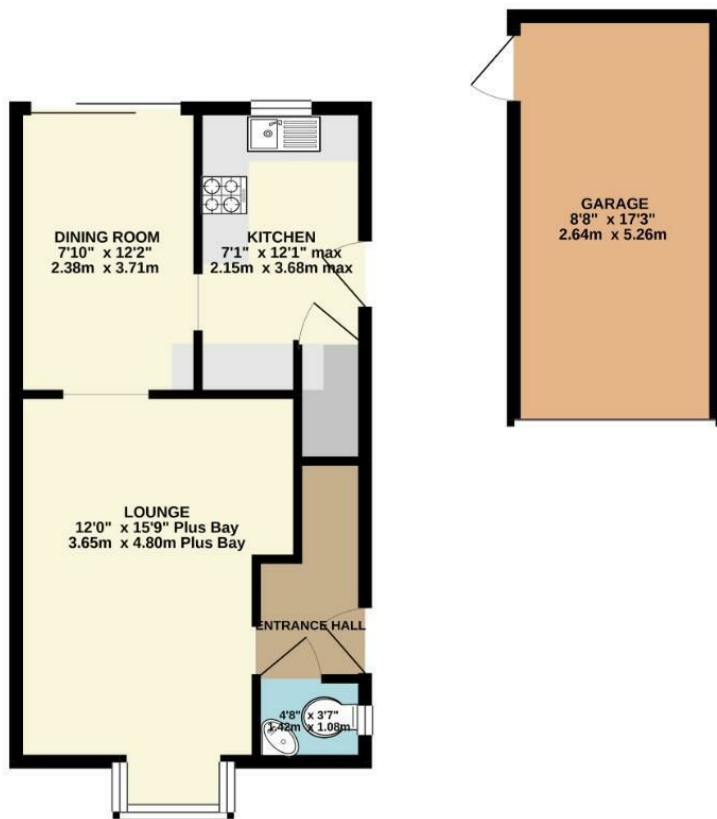
A well presented detached home situated in a quiet cul-de-sac offering entrance hall, lounge, dining area, kitchen, cloakroom on the ground floor with three bedrooms, ensuite shower room and family bathroom on the first floor. Outside there is a single garage, driveway and gardens. Pets Considered.

- DETACHED HOUSE
- 3 BEDROOMS
- CLOSE TO RAF BASES
- FAMILY BATHROOM, ENSUITE & CLOAKROOM
- ENCLOSED REAR GARDEN, GARAGE & PARKING
- DINING AREA
- GAS HEATING & ENERGY RATING - C
- APPROXIMATE SIZE - 994 SQ FT
- PETS CONSIDERED / COUNCIL TAX BAND - C
- AVAILABLE AT THE BEGINNING OF JUNE



Council Tax Band: C - EPC Rating: C 73

GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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