





20 Birch Street, Nayland

£950 pcm

This beautifully presented one-bedroom, one-bathroom semi-detached cottage is located in the heart of the village of Nayland. The property boasts a spacious living area and includes an inviting atmosphere and period charm. This cottage is ideal for individuals or couples seeking a stylish, characterful home with modern comforts and delightful outdoor spaces. The property is available mid December and is offered unfurnished.

Matthew James
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The Property Ombudsman

Entrance
3' 10" x 3' 4" (1.16m x 1.02m)
Door Leading to:

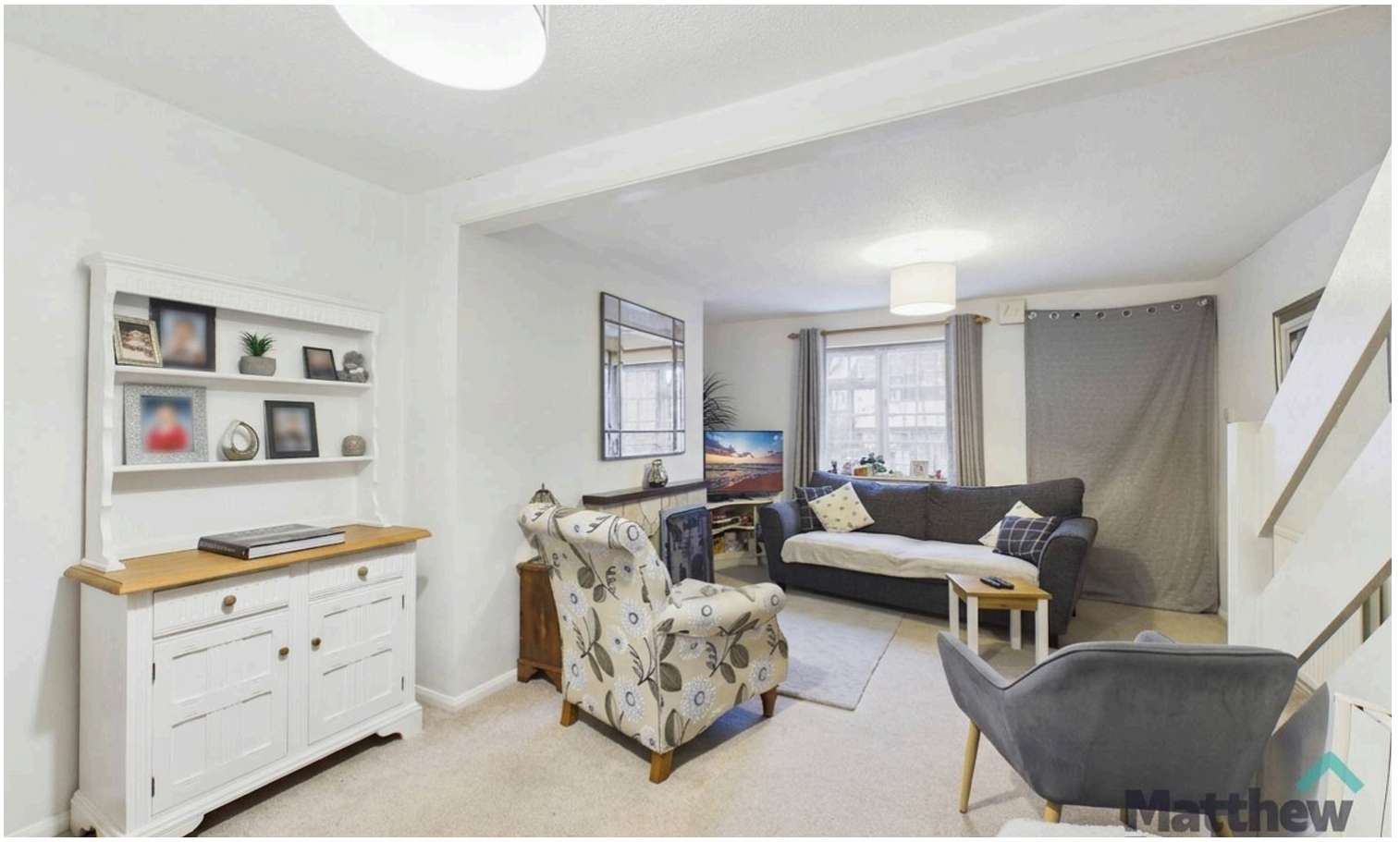
Living/dining room
17' 9" x 11' 3" (5.41m x 3.44m)
A spacious living area with log burner, stairs to first floor and under stair storage. Window to front aspect and door leading to:

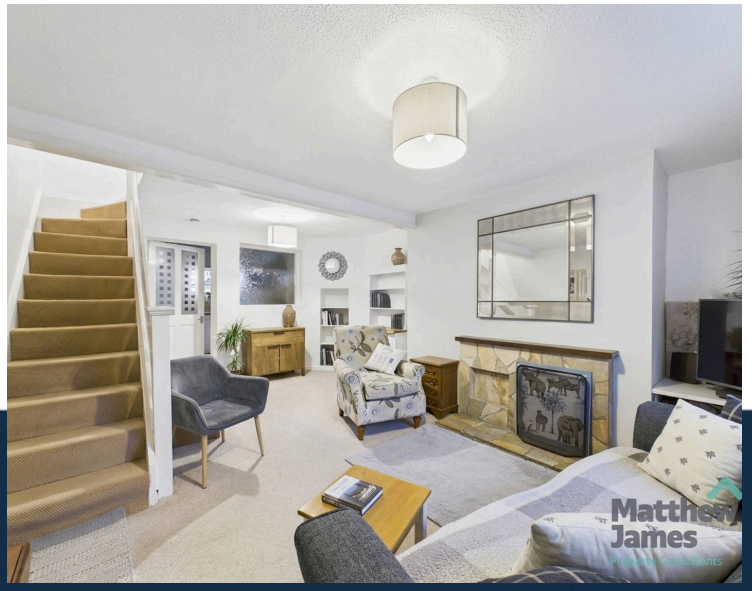
Kitchen
10' 1" x 6' 6" (3.08m x 1.99m)
Comprising of electric hob, oven and extractor hood. Plumbing for washing machine and undercounter storage. Window to rear aspect.

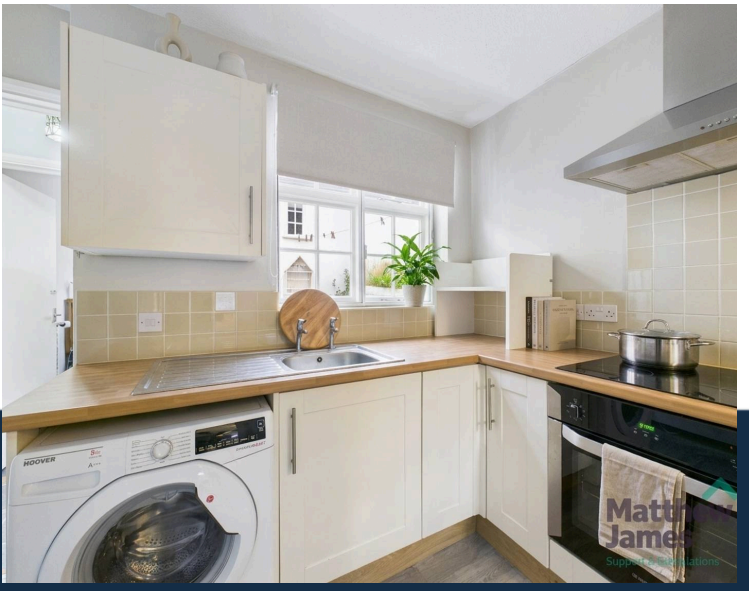
Bedroom
11' 4" x 10' 8" (3.45m x 3.25m)
A double bedroom with window to front aspect.

Bathroom
Comprising of panelled bath with shower, pedestal hand wash basin and low level w/c. Window to rear aspect.

Outside
With a white picket fenced garden to the front of the property. There is also a shared patio garden to the rear.







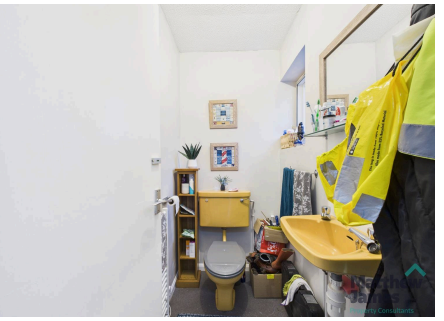
Tenancy Information

The rent is exclusive of utilities and council tax. *Deposit: £1,096 Council Tax Band: B Local Authority: Babergh District Council Availability: Mid December EPC Rating: E * MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

Viewings

Strictly by prior appointment with the Letting Agent. If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"







Council Tax band: B

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give representation or warranty in respect of the property.