



**End of Terrace: Coddendam, Ipswich**

**Monthly £1,525**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

Spacious barn conversion providing versatile family accommodation  
on the Old Hall Estate within Heritage Parkland.

Photos Taken Pre-2020.

## DETAILS

Spacious bungalow comprising of the following:

- Entrance Hall
- Kitchen with Dining Area
- Lounge
- Cloakroom
- Study
- Master Bedroom with En-suite Shower Room

- Two further Double Bedrooms
- Family Bathroom

## **OUTSIDE**

There are rear gardens, single garage and parking available.

## **LOCATION**

The property is situated on the Old Hall Estate and within a Heritage Parkland. The village of Coddensham lies about 1.6 miles to the north and has a village shop, pub and country club. More comprehensive facilities are available in Ipswich which is approximately 6.6 miles to the south of the property. There is a fast and frequent rail service to London Kings Cross from nearby Needham Market and excellent road links via Junction 51 of the A14 and the A140 Norwich Road which are about 2 miles away.

## **DIRECTIONS**

Sat Nav - Postcode IP6 9QQ (Access is via Sandy Lane)

From Junction 51 of the A14 take the slip road signposted Barham. At "T" junction turn right onto the Old Norwich Road and proceed for about 1 mile. After passing Sorrell Horse Inn, take the next left onto Sandy Lane for about 1 mile and then turn left onto the Old Hall Estate drive. Follow the drive through the Parkland signposted Estate Office and the Swallows will be seen from the main yard.

## **LEGAL**

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **SERVICES**

We understand that mains water and electricity and private drainage.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band D.

### **EPC**

The property is classed as Band E.

### **TERMS**

The property is to be let on an Assured Shorthold Tenancy. A deposit amounting to 5 week's rent is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

### **PETS**

The Landlord retains the right to charge an additional rental payment of Â£50.00 per pet per month at his discretion.

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**Whirledge  
&Nott**

Land • Property • Development

# CONVEYANCE PLAN PLOT no 10 - 1:200 SCALE

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m 19m 20m



No. Date Revision  
Reviewer

## HOLLINS

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Client  
Old Hall Estate

Site  
Old Hall Estate  
Shrubland  
Suffolk

Project  
Proposed Barn Conversions  
to Residential Dwellings

Drawing  
CONVEYANCE PLAN  
PLOT no 10

Scale  
1:200 scale @ A3 sheet size

Date  
NOVEMBER 2015

Drawn by  
JRK

Drawing number

13166 Conv Plot 10