Whirledge & Nott

Land • Property • Development











Cottage: Ipswich

Monthly £1,595

CHELMSFORD OFFICE

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

01245 231123

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

DETAILS

DESCRIPTION

Spacious barn conversion comprising entrance hall, lounge, kitchen with dining area, ground floor cloakroom, master bedroom with en-suite shower room, three further double bedrooms and family bathroom.

Ground Floor

- Entrance Hall
- Kitchen with Dining Area
- Lounge
- Ground Floor Cloakroom

First Floor

RICS®

- Master Bedroom with En Suite Shower Room
- Three further Double Bedrooms
- Family Bathroom

OUTSIDE
There are front and rear gardens, single garage and parking.

LOCATION
The property is situated on the Old Hall Estate and within a Heritage Parkland. The village of Coddenham 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 about 6.6 miles to the south of the property. There is as 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 from 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 the Sorrell Horse Inn take the next left onto Sandy Lane. Proceed on 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 development will be seen in 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
Mains water, electricity and private drainage.

EPC

The property is classed as Band D.

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 £50.00 per pet per month at his discretion.