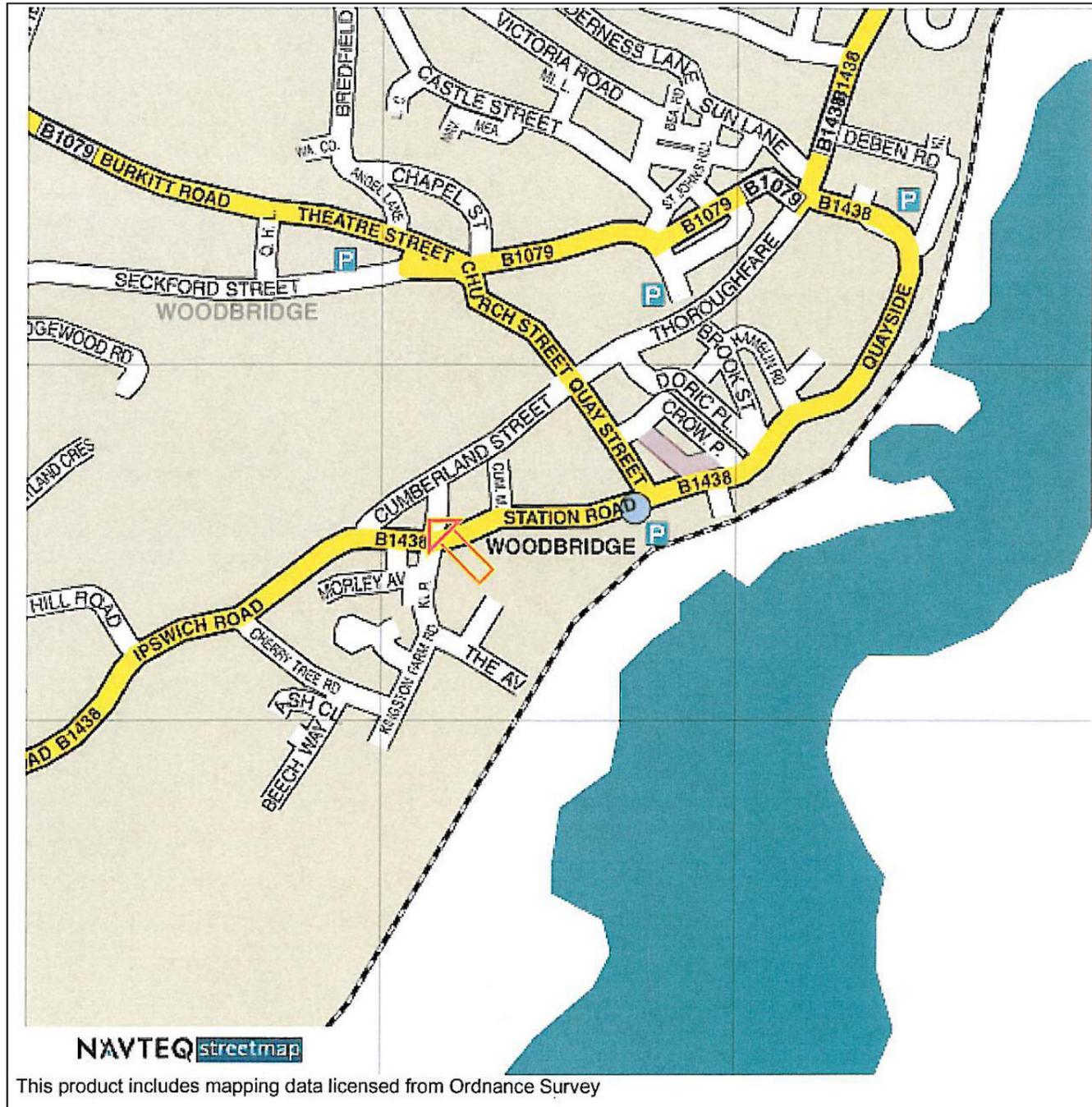


30 Kingston Road, Woodbridge, IP12 4AX



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- Gas Central Heating
- UPVC Double Glazing
- Completely Refurbished
- On Street Parking
- Long Let Available
- Available July 2018

RENT £ 695 pcm
UNFURNISHED

Subject to Contract

A Refurbished Town House in Central Woodbridge

Summary of Accommodation:

Living Room, Fitted Kitchen,
Bathroom, W.C, Two Bedrooms
Small Courtyard Garden

Council Tax Band: B

LOCATION

The property is close to the Theatre, Swimming Pool and within easy reach of all the shopping and other facilities of the attractive town of Woodbridge, and with easy access to the Train Station.

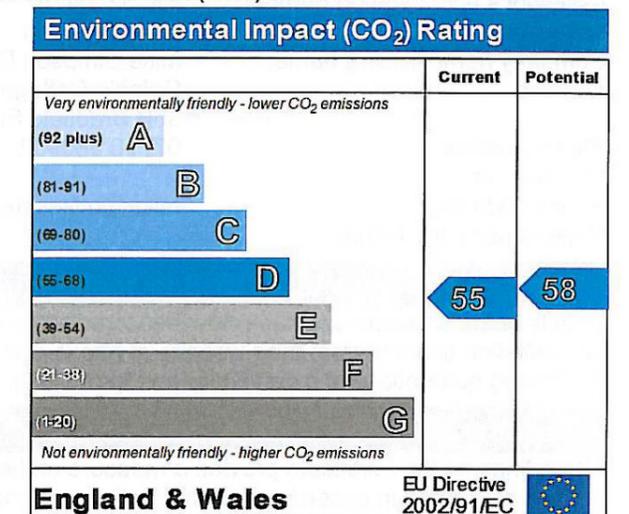
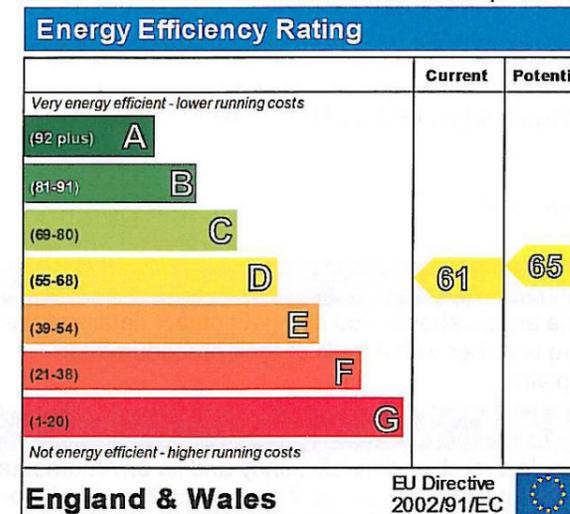
DESCRIPTION

A modernized Town House, which was refurbished in 2012, with small rear courtyard garden.

ACCOMMODATION

The accommodation comprises:

Hall	With radiator.
Sitting Room	11'6" x 11'6" with radiator.
Kitchen	11'6" x 9'10" With kitchen fittings including: sink unit, wall and floor units, electric ceramic hob-cooker, fridge, radiator, plumbing for washing machine, ceramic tile floor and lobby with door to rear.
Bathroom	With bath and electric shower over with glass screen, washbasin and WC.
Bedroom 1	15'7" x 8'7" With wardrobe cupboard, ornamental fireplace and radiator.
Bedroom 2	6'5" x 12'5" with radiator
OUTSIDE	Small Rear Courtyard
TERMS	To be Let on an Assured Shorthold Tenancy at a rent of £695 pcm and available Long Term.
DEPOSIT	Equivalent to 6 weeks rent
FEES	Administration fee £180, Reference fee £125 for a single applicant, both include Vat.
VIEWING	Strictly by prior appointment through Beane Wass & Box on (01473) 212656 or email: enquiries@bw-b.co.uk
CONTACT	Richard Bertram
SUBJECT TO CONTRACT	



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. Digital images have been used and some adjustments may have been made. In the event of the agents or the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

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