

46 Seckford Street, Woodbridge IP12 4LY



Modern fitted Kitchen

Small Rear Garden

Fitted Carpets

Gas Central Heating

Available September 2019

**RENT
£650 PCM**

**Unfurnished
Subject to Contract**

TO LET

**FULLY REFURBISHED
Grade II Listed | Bedroom Town Cottage**

Bedroom 11'6 x 11'

Landing Area / Dressing room
9' x 7'6"

Sitting Room 11'2" x 10' 4"

Dining Room 9'3" x 7'4"

Kitchen includes oven, fridge freezer, washing machine and dishwasher

Bathroom / WC

DESCRIPTION: A fully refurbished, town cottage located a short distance away from the Market Hill and the town centre and close to Fenn Meadow Park. Woodbridge has a good range of shopping, recreational and river based facilities. Ideally the Landlord would like a minimum tenancy of 1 year, however, the cottage is available long term if required.

ACCOMMODATION: The property is unfurnished and the accommodation with approximate room sizes briefly comprises:

Sitting Room **11'2" x 10'4"** Casement window to Seckford Street. Built in shelved recesses either side of the chimney breast, carpets and television aerial, ornamental fireplace. Door leading to:

Dining Room **9'3" x 7'4"** Casement window to rear elevation, brick fireplace, exposed ceiling timbers, telephone point, carpet, door to the staircase with cupboard below. Door leading to:

Kitchen **7'10" x 5'11"** Completely refitted 2 years ago with fitted wall and floor units, sink unit, gas hob, dishwasher, washing machine, fan oven and fridge freezer.

Lobby leading to Bathroom With bath and shower over, wash basin and WC.

Staircase from Dining Room leads to:

Landing Area / Dressing Room **9' x 7'6"** Window to rear elevation. Sloping ceiling, carpet, electric heater. Connecting door to:

Bedroom **11'6" x 11'** Casement window to Seckford Street, former fireplace, carpet and telephone point.

OUTSIDE: The garden is behind the property with a path beside the single storey extension which leads to a small area with paving and a border to one side. A gate opens to a path used by the adjoining owners to gain access to Seckford Street. At a higher level there is a rectangular area of garden. Outside store.

COUNCIL TAX: BAND B **SERVICES:** Mains electricity, water and drainage. Gas central heating.

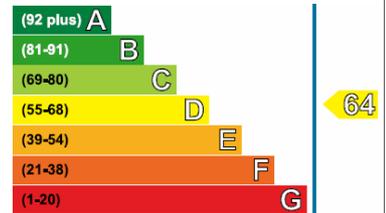
DEPOSIT: Equivalent to 5 weeks rent. **FEES:** None **EPC:** D64

TERMS: To Let on an Assured Shorthold Tenancy at £650 pcm.

VIEWING: Strictly by prior appointment through Beane Wass & Box on **(01473) 212656** or Email: enquiries@bw-b.co.uk

CONTACT: Richard Bertram

Note: A former member of Beane Wass & Box has an interest in this property and will be undertaking all viewings.



Prepared September 2019

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.