



2 Church Lane Cottages Church Lane, Hitcham
Ipswich

£995 pcm

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Hitcham, Ipswich

A charming two bedroom cottage of period origin with sitting room, kitchen/breakfast room, conservatory and first floor bathroom, together with attractive and well maintained gardens. All located on the edge of this popular village, in a quiet rural area with views of Hitcham Parish Church.

A wood panelled front door leads to the sitting room, which has a window to the front, fireplace with cast iron surround and quarry tiled hearth, brick feature wall, built-in storage cupboard, electric radiator and a door accessing the staircase rising to the first floor. The kitchen/breakfast room has windows to the rear looking into the conservatory, door leading into the same and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven with four burner hob and extractor over, space and plumbing for washing machine, space for fridge/freezer and an electric radiator. The conservatory has surrounding windows to the rear overlooking the garden and a door leading out to the same.

On the first floor, there is a landing bedroom (bedroom 1) with a window to the front overlooking the surrounding countryside, double bed, electric radiator and doors to the bathroom and bedroom 2, which has a window to the rear overlooking the garden, storage cupboard, access to the roof space and an electric radiator.



The bathroom has a window to the rear and a coloured suite comprising a low level wc, pedestal wash basin, panelled bath, airing cupboard and an electric radiator.

Outside, to the front, there is a small garden laid to shingle with a brick pathway leading to the front door. The garden to the rear is very pretty and laid to a mixture of patio, shingle and lawn with various mature shrubs and flowers and a pathway leading to a garden shed.

Note: There is unallocated parking available on Church Lane.

Tenancy

The property is available on an unfurnished basis under an assured shorthold agreement for an initial period of twelve months.

Deposit - Equivalent to 5 weeks rent.

Holding Fee

A holding fee equivalent to one week's rent is required to secure the property. This fee will be held for 15 days and either returned to you or used towards your first month's rent/deposit. You will forfeit the right to have the holding deposit returned to you under the following circumstances:

1. You withdraw from the tenancy before the contract is signed.
2. You fail a right to rent check.
3. You provide false or misleading information.
4. You fail to provide the relevant information/documentation. to enable referencing to commence before the 15 day deadline.

Council Tax band: A EPC Energy Efficiency Rating: E



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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