



1 Marquis Terrace Magdalen Road, Hadleigh
Ipswich

£1,300 pcm

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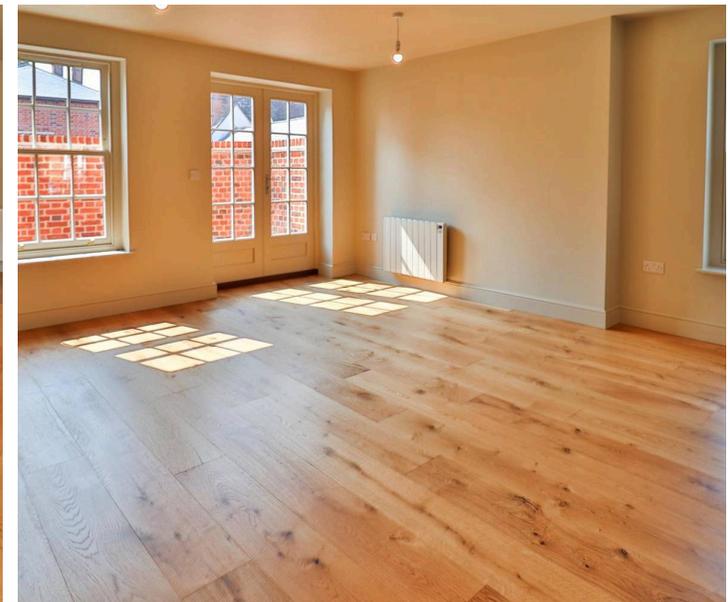
Hadleigh, Ipswich

An immaculate three bedroom house, built in 2024 and including an open plan kitchen/living/dining room, ground floor cloakroom and first floor bathroom, together with a low maintenance rear courtyard garden and secure designated parking for one vehicle. All located close to Hadleigh High Street.

As you enter the property, there is a hallway with with doors to the ground floor cloakroom and open plan kitchen/living/dining room, which has triple aspect sash windows to the front, side and rear, French doors leading out to the rear courtyard garden and comprises a sink unit undermounted into a range of Quartz worksurfaces with cupboards and drawers below, matching wall mounted cupboards, range of integrated appliances including; dishwasher, washer/dryer, double oven, four burner hob with extractor over and a fridge/freezer and a staircase rising to the first floor. The cloakroom has a luxury suite comprising a low level wc, vanity wash basin with storage below and a heated towel rail.

On the first floor, there is a landing with doors to the bedrooms and bathroom. Bedroom 1 has twin sash windows to the rear and bedrooms 2 and 3 both have sash windows to the front.

The bathroom has a window to the side and a luxury suite comprising a panelled bath with a shower over, low level wc, vanity wash basin with storage below and mirror above, heated towel rail/radiator and porcelain tiled walls and flooring.



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Outside to the front, there is a small garden bounded by wrought iron railings, which is laid mainly to lawn with some shrubs and a pathway leading to the front door. To the rear, there is an enclosed courtyard garden bounded by red brick walling with a timber gate accessing the parking area.

There is one secure designated parking space, accessed via electric gates to the right-hand side of the property.

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: B

EPC Energy Efficiency Rating: D



FROST

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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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