



Minto End, High Street, Bildeston  
Ipswich

£900 pcm

# Minto End, High Street

Bildeston, Ipswich

**\*\*\*FULLY FURNISHED\*\*\*** A charming two bedroom period cottage with kitchen/dining room, sitting room and a ground floor bathroom, together with a rear courtyard garden. All located close to the centre of the popular village of Bildeston.

As you enter the property, there is a sitting room with a window to the front, brick fireplace with oak bressumer and side cupboard, two electric heaters, numerous wall and ceiling timbers and a door through to the kitchen/dining room, which has French doors overlooking and leading out to the courtyard garden, door to the bathroom and comprises a sink unit inset into a range of worksurfaces with cupboards and drawers below, integrated oven with hob, dishwasher, integrated fridge, washer/dryer and an electric heater. The bathroom has a window to the rear and a white suite comprising a panelled bath with shower attachment over, low level wc, wash basin and an electric heater.

On the first floor, there is a landing with access to the bedrooms. Bedroom 1 is a spacious room with a window to the front, cast iron Victorian fireplace, numerous wall and ceiling timbers, built-in storage cupboard and an electric heater. Bedroom 2 has a window to the rear overlooking the courtyard garden, built-in shelving, access to the roof space and an electric heater.

Outside, to the rear, there is a courtyard garden with some flower and shrub borders and bounded by brick walling.



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## 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: D

Tenure: Freehold



# FROST

& P A R T N E R S

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 OnTheMarket

#### 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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