



1 Hazelwood Cottages Church Lane, Aldham
Ipswich

£1,300 pcm

A three bedroom semi-detached house with kitchen/dining room, sitting room, utility room, ground floor cloakroom, storage room and first floor bathroom, together with generous gardens, an attached single garage and ample off road parking. All located in the peaceful hamlet of Aldham, not far from the market town of Hadleigh and all of it's amenities.

As you enter the property, there is a hallway with a staircase rising to the first floor, under stairs storage cupboard and doors to the kitchen/dining room and sitting room, which has a large window to the front and a feature fireplace. The kitchen/dining room has windows to the rear overlooking the gardens and countryside beyond and comprises a stainless steel sink unit inset into a range of worksurfaces with cupboards and drawers below, integrated electric oven with four burner hob and extractor above, walk-in pantry and door to the utility room, which has a window to the rear, Butler style sink, space for appliances, oil fired boiler and door to the rear hallway, leading out to the rear gardens. There is also a storage room and a cloakroom on the ground floor.

On the first floor, there is a landing with a window to the side, access to the roof space and doors to the bedrooms and bathroom. Bedroom 1 has a window to the front offering views over the surrounding countryside and a built-in wardrobe/airing cupboard. Bedroom 2 has a window to the rear overlooking the gardens and countryside beyond and a built-in double wardrobe and bedroom 3 also has a window to the rear and a built-in storage cupboard.



The bathroom has a window to the rear and a white suite comprising large walk-in thermostatically controlled rainfall shower and a vanity wash basin with storage below and incorporating a low level wc. Outside, to the front there is a small garden laid to lawn and a concrete hardstanding and driveway leading to an attached single garage. To the rear, the gardens are generous in size and laid mainly to lawn with a patio seating area and an open storage shed. All bounded by a mixture of fencing and hedging and backing onto open countryside.

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

Tenure: Freehold

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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