



87 George Street, Hadleigh  
Ipswich

A two bedroom end of terrace period cottage, listed grade II with kitchen/breakfast room, sitting room, dining room, utility area and ground floor bathroom, together with an attractive garden to the rear. All situated just a short walk from Hadleigh High Street.

As you enter the property, there is a sitting room with a window to the front, ledged pine doors with Suffolk latches leading to the kitchen and dining room, massive inglenook fireplace with oak bressumer housing a solid fuel stove, brick flooring, exposed centre beam and ceiling timbers and ledged pine door with Suffolk latch accessing the staircase to the first floor. The dining room has a window to the front, red brick open fireplace, exposed wall studs and polished boarded floor.

The kitchen/breakfast room has a leaded light window to the rear overlooking the garden, ledged pine door to the same and comprising a sink unit inset into a range of tiled work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven with four burner gas hob with extractor above, space for dishwasher, space for fridge, exposed brickwork and wall studs and ceramic tiled flooring. An inner hallway with ceramic tiled flooring and deep built-in storage cupboard provides access to the bathroom and utility area, which has a leaded light window to the rear, gas fired combination boiler and space and plumbing for washing machine. The bathroom has a window to the rear and a white suite comprising a roll top bath with shower over, low level wc, pedestal wash basin and ceramic tiled floor.



The first floor is accessed via an attractive staircase with exposed studwork, display shelving and a window to the rear overlooking the garden. Bedroom 1 has a window to the front overlooking George Street and playing field beyond, fireplace with cast iron grate, exposed studwork and timbers, access to roof space and ledged pine door with Suffolk latch to bedroom 2, which also has a window to the front, exposed timbers and polished pine floorboards. Outside, to the rear, the garden is laid mainly to lawn with some mature shrub borders, paved seating area and a small storage shed. All bounded by a mixture of walling and fencing.

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.

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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