



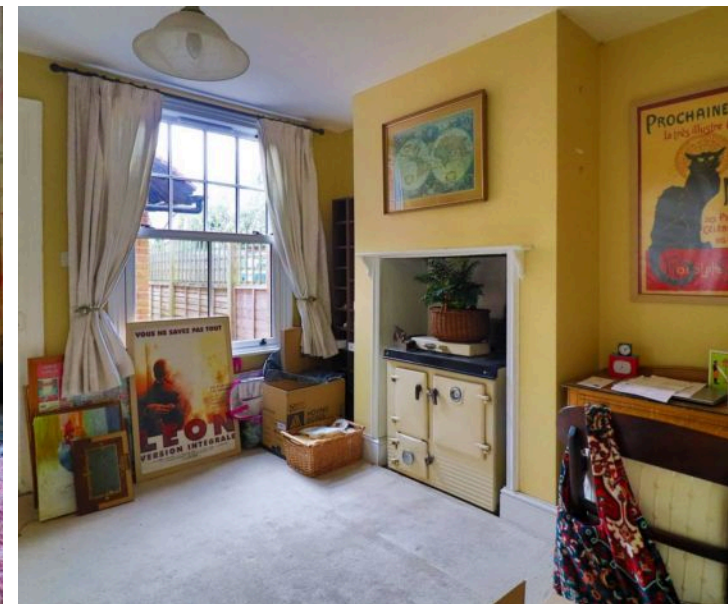
2 New Cottage Powney Street, Milden
Ipswich, IP7 7AJ

£1,100 pcm

A three bedroom mid-terraced house with sitting room, dining room, kitchen/breakfast room, utility room and a first floor bathroom, together with off road parking, gardens and countryside views. All located in the pretty village of Milden.

As you enter the property, there is a sitting room with a window to the front, cast iron Victorian fireplace and a doors to the staircase rising to the first floor and the dining room, which has a window to the rear overlooking the garden, doors to the kitchen/breakfast room and utility room, an Aga and a storage cupboard. The utility room has a window to the rear overlooking the garden, oil fired boiler and space and plumbing for washing machine. The kitchen/breakfast room has French doors overlooking and leading out to the rear garden, windows to both sides and comprises a stainless steel 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 above, integrated dishwasher and an integrated fridge.

On the first floor, there is landing with doors to the bedrooms and bathroom. Bedroom 1 has a window to the front offering far reaching countryside views and a cast iron Victorian fireplace (not in use). Bedroom 2 has a window to the rear overlooking the garden and countryside beyond and a cast iron Victorian fireplace (not in use) and bedroom 3 has a window to the rear with similar views to that of bedroom 2. The bathroom has a white suite comprising a low level wc, pedestal wash basin and a panelled bath.



Outside, to the front, the garden is laid to a mixture of lawn and mature shrubs with a pathway leading to the front door. To the rear, the garden is laid mainly to lawn with a patio seating area, shingled driveway accessed via a five bar gate and some mature shrubs. All bounded by a mixture of fencing and hedging.

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.

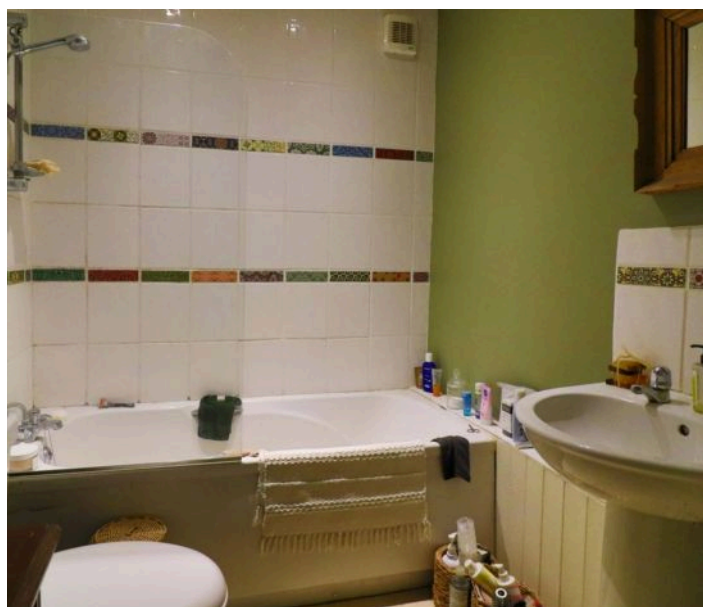
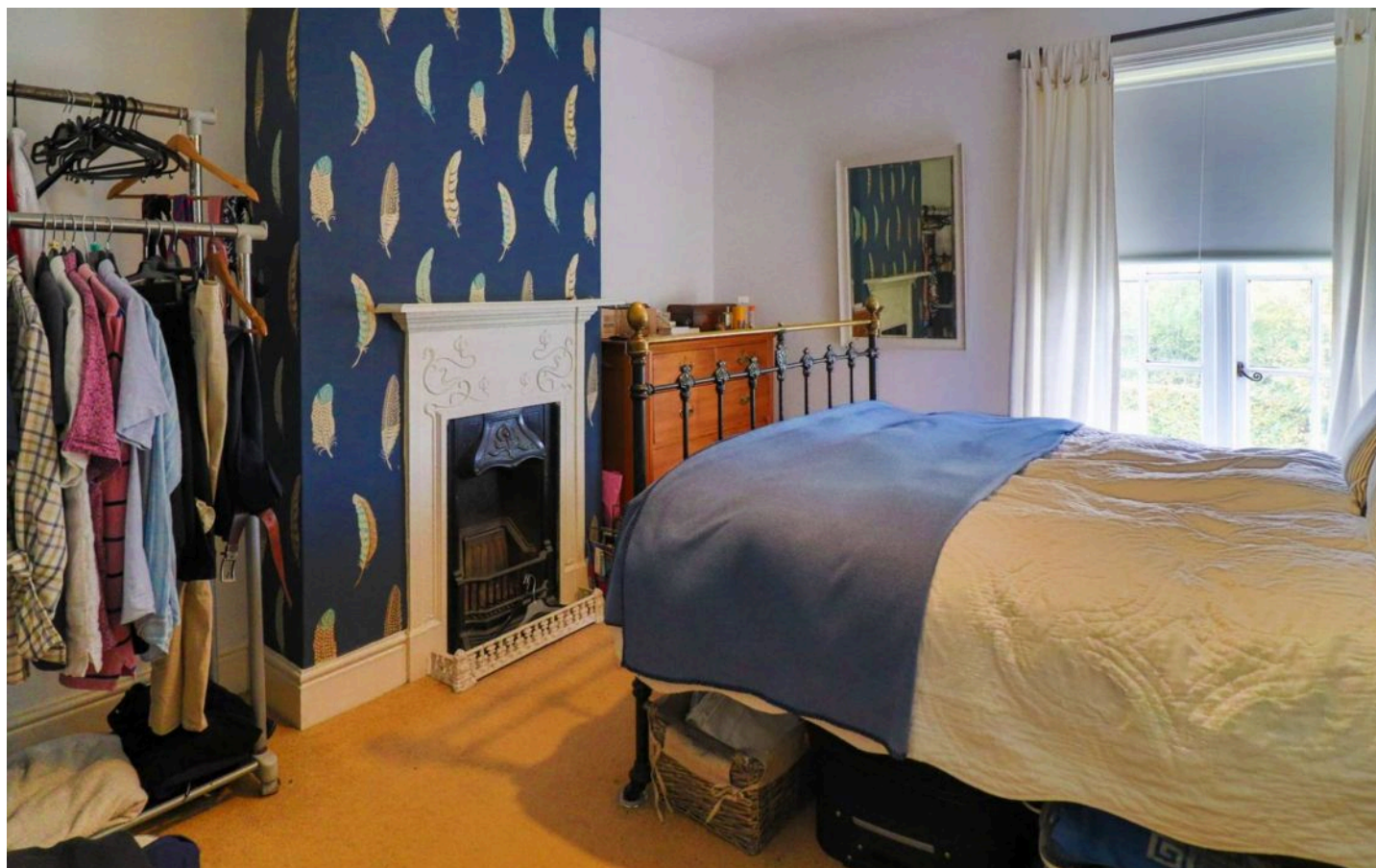
Holding Fee

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

EPC Environmental Impact Rating: F



FROST

& P A R T N E R S

rightmove 

Zoopla

 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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