



63a Aldham Road, Hadleigh  
Ipswich, IP7 6BN

£1,500 PCM

A four bedroom detached house with a large open plan kitchen/living/dining room, separate sitting room/snug, ground floor cloakroom, first floor bathroom and en-suite shower room, together with gardens and off road parking for two vehicles. All located in the popular market town of Hadleigh and within walking distance of the High Street.

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 sitting room/snug and open plan kitchen/living/dining room, which has windows to the rear overlooking the gardens, French doors overlooking and leading out to the same and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below and a range of integrated appliances including; mid-height oven, four burner induction hob with extractor above, fridge/freezer, dishwasher and washing machine. The sitting room/snug has a window to the front and the cloakroom has a window to the side and a white suite comprising a low level wc and wash basin.

On the first floor, there is a landing with doors to the bedrooms and bathroom. Bedroom 1 has a window to the front and a door to an en-suite shower room, bedroom 2 has a window to the rear overlooking the garden, bedroom 3 also has a window to the rear overlooking the garden and bedroom 4 has a window to the front. The bathroom has a window to the rear and a white suite comprising a low level wc, wash basin and a panelled bath with a shower above.



Outside, the gardens to the front and the rear are of a low maintenance nature and bounded by close boarded fencing and there is a driveway to the rear of the property providing off road parking for two vehicles.

Parking is available on the street.

#### 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

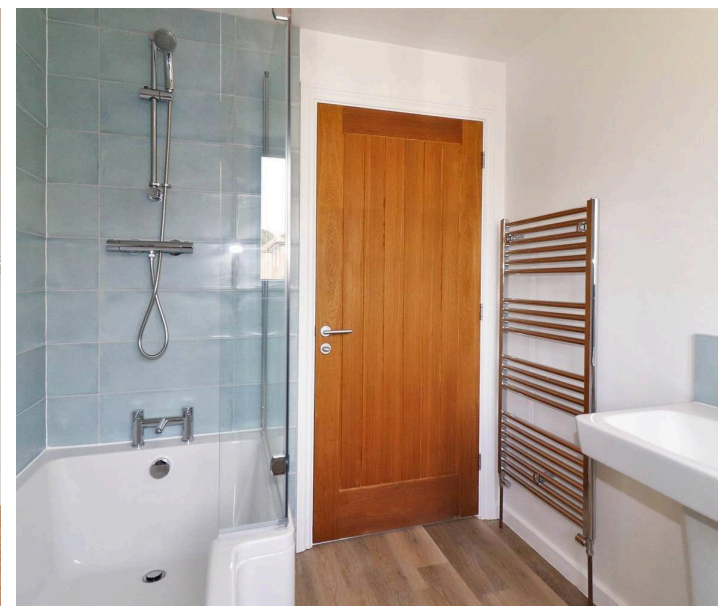
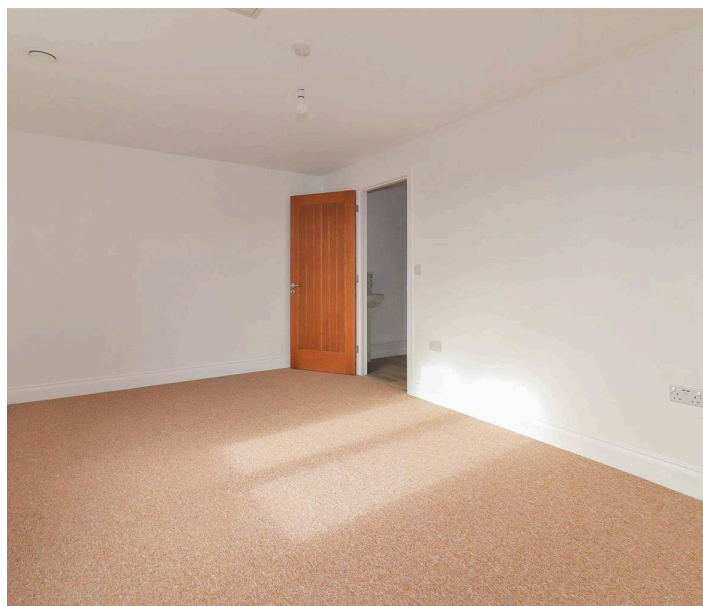
A holding fee equivalent to one week's rent is required to secure the property. This fee will be held for 15 days and either returned to you or used towards your first month's rent/deposit. You will forfeit the right to have the holding deposit returned to you under the following circumstances:

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

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



# 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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