



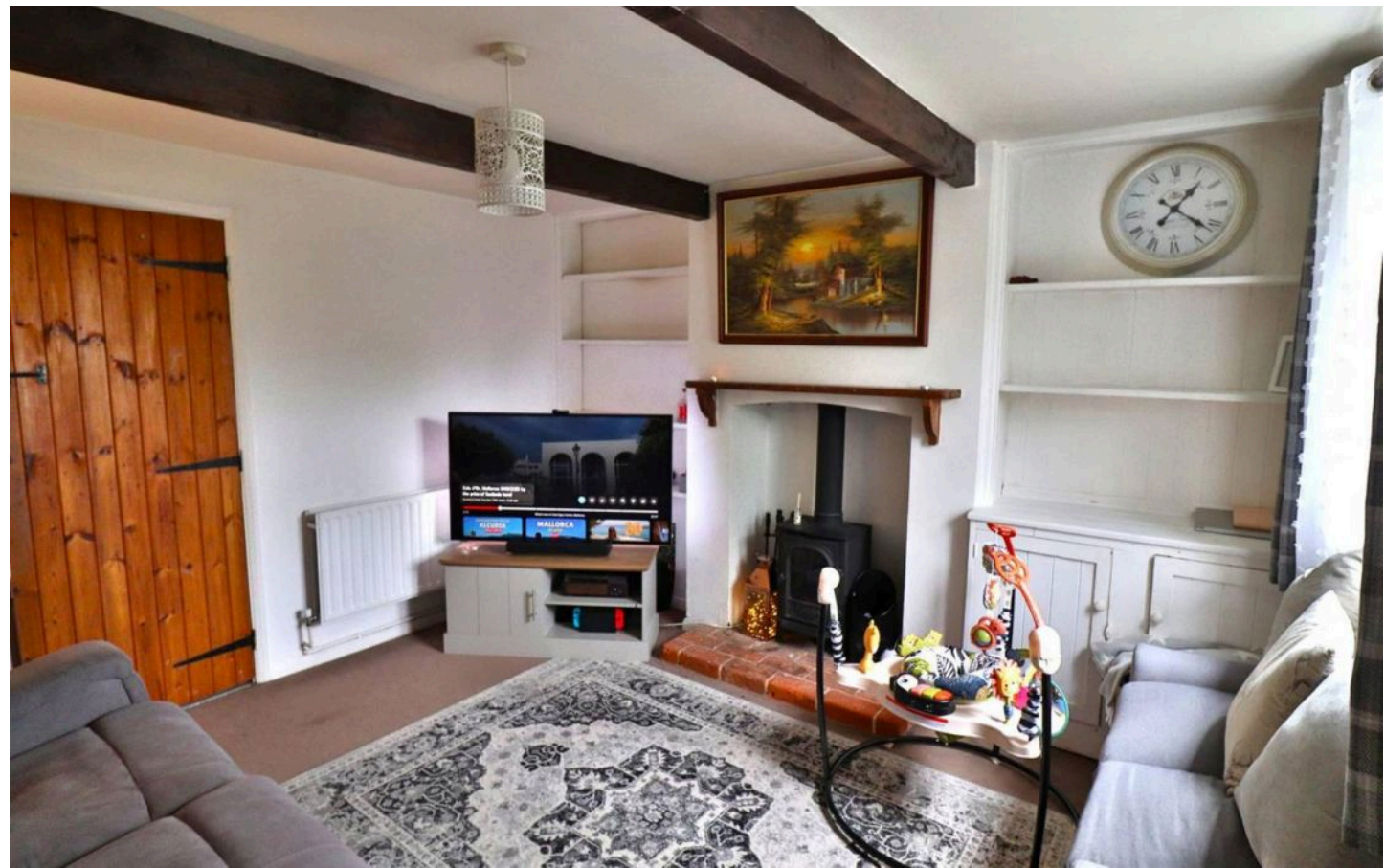
2 Canada Cottages, Lindsey
Ipswich

£1,000 pcm

A two bedroom terraced cottage of Victorian origin with sitting room, kitchen, dining area and ground floor bathroom, together with cart lodge garaging for one vehicle, gardens to the front and rear and an internal courtyard. All located in a rural position, on the outskirts of the popular village of Lindsey.

As you enter the property there is a sitting room with a window to the front, open fireplace house a wood burner, fitted book shelving and storage cupboards to either side of the chimney breast, exposed ceiling timbers and door to the inner hallway, which has doors to the dining area and bathroom, further door leading out to the internal courtyard, under stairs storage cupboard, airing cupboard and a staircase rising to the first floor. The dining area has open stud-work and wide access through to the kitchen, which has dual aspect windows to the side and rear overlooking the courtyard and the garden, door leading out to the rear 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, space and plumbing for washing machine, space for fridge/freezer and floor mounted oil fired boiler. The bathroom is also on the ground floor and has a white suite comprising a panelled bath with shower over, pedestal wash basin and low level wc.

On the first floor, there is a landing with doors to the bedrooms. Bedroom 1 has a window to the front and access to the roof space and bedroom 2 has a Dormer window to the rear overlooking the garden.



Outside, to the front, there is a red brick footpath leading to the front door, with mature shrubs to either side. Immediately to the rear, there is a paved seating area with steps leading up to the garden, which is laid mainly to lawn with some flower and shrub borders. There is also a courtyard area to the side.

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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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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