



33 Allen Road, Hadleigh
Ipswich, IP7 6RF

£1,350 pcm

A spacious four bedroom semi-detached house with kitchen, dining room, sitting room, ground floor cloakroom, first floor bathroom and en-suite shower room, together with an integral single garage, off road parking and gardens. All located within this popular residential development in Hadleigh.

As you enter the property, there is a hallway with a staircase rising to the first floor, understairs storage cupboard and doors to the kitchen, sitting room and cloakroom. The kitchen has a window to the rear overlooking the garden, door leading out to the same and comprises a stainless steel sink unit inset in to a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, electric cooker with extractor over, wall mounted gas fired boiler and space and plumbing for appliances. The sitting room has a window to the front and double doors through to the dining room, which has a door to the kitchen and sliding patio doors overlooking and leading out to the rear garden.

On the first floor, there is a landing with access to the roof space, airing cupboard and doors to the bedrooms and bathroom. Bedroom 1 has a window to the rear, built-in double wardrobe and a door to an en-suite shower room. Bedroom 2 has dual aspect windows to the front and rear and a built-in double wardrobe. Bedroom 3 has a window to the front and a built-in double wardrobe and bedroom 4 has a window to the rear. The bathroom has a window to the front and comprises a panelled bath with shower attachment, low level wc and pedestal wash basin.



Outside, to the front, the garden is laid mainly to lawn and there is a driveway providing off road parking for one vehicle and leading to the integral single garage. To the rear, the garden is laid mainly to lawn with a patio seating area and an access gate. All bounded by panelled 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.

Council Tax band: C

EPC Energy Efficiency Rating: D



FROST

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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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