



37 Malyon Road, Hadleigh
Ipswich, IP7 6RE

£1,100 pcm

A three bedroom semi-detached house with kitchen, dining room, sitting room, ground floor cloakroom, first floor bathroom and an en-suite shower room, together with a detached single garage, off road parking and gardens. All located on this popular residential development, not far from the centre of town.

As you enter the property, there is a hallway with a staircase rising to the first floor, built-in storage cupboard and doors to the kitchen, cloakroom and sitting room, which has a window to the front, electric fire and French doors leading through to the dining room, which has patio doors overlooking and leading out to the rear garden. The kitchen has a window to the rear, door leading out to the same and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, electric cooker with four burner hob and extractor above, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, wall mounted gas fired boiler and a built-in storage cupboard. The cloakroom has a window to the front and a white suite comprising a low level wc and pedestal wash basin.

On the first floor, there is a landing with access to the roof space, doors to the bedrooms and bathroom and a deep shelved airing cupboard. Bedroom 1 has a window to the front, built-in double wardrobe and a door to an en-suite shower room, which has a white suite comprising a low level wc, pedestal wash basin, shower enclosure and a storage cabinet.



Bedrooms 2 and 3 both have a window to the rear overlooking the garden and a built-in wardrobe. The bathroom has a window to the front and a white suite comprising a low level wc, pedestal wash basin and a panelled bath with shower over.

Outside, to the front, there is a small garden laid to lawn with a path leading to the front door and a rear access gate. There is a driveway to the side providing off road parking for one vehicle and leading to a single detached garage. To the rear, the garden is laid mainly to lawn with a patio seating area. 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: C



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.



62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

01473 823456

sales@frostandpartners.co.uk

www.frostandpartners.co.uk