

SUMMERS WYKES-SNEYD

PROPERTY ADVISORS • CHARTERED SURVEYORS

16 BRIDGE STREET HADLEIGH



Grade II* Listed, 16th Century Character Property
2 bedrooms, bathroom, landing, sitting room, kitchen and gardens

TO LET - RENT £560 pcm

Unfurnished on an Assured Shorthold Tenancy Agreement excluding all outgoings

01449 761861

FAX: 01449 761862

LODGE OFFICE, CODDENHAM, IPSWICH, SUFFOLK, IP6 9QB

Description

16 Bridge Street is an end of terrace Listed, period property. It was built in the 16th Century and benefits from many character features including a large open fireplace. The property has a private parking area to the rear and a manageable south facing garden to the front. Although only a few minutes walk into the centre of town the property has rural views over grazing land towards the river Brett.

The accommodation comprises:

Kitchen (2.8m x 2.7m)	Modern fitted kitchen in white. Stainless steel, single drainer sink unit with double cupboards under. Worktop with corner cupboard and drawer set. Two wall-mounted units. Plumbing for washing machine; electric cooker point; wall-mounted Micron Glo Worm boiler; wall-mounted radiator. Vinyl floor covering.
Sitting Room (3.1m x 4.5m)	Fitted beige carpet. Open fireplace with brick surround. Half glazed door into front garden and large south facing window making the room light and airy. Large radiator under window and smaller radiator on western wall.
Bathroom (2.8m x 1.5m)	Close coupled low level WC, pedestal hand wash basin. Panelled bath with Triton instant heat shower unit. Vinyl floor covering.
Hallway	Coat hooks; radiator; understairs storage cupboard containing gas meter.
Stairs	Large south facing window; Solid wooden door with latch onto:
Landing	Large area with space for a desk/sofa; single wall-mounted radiator; electricity meter and consumer unit;
Bedroom 1 (2.4m x 3.3m)	Double bedroom with single radiator beneath window.
Bedroom 2 (4.5m x 2.9m)	Double bedroom with built in airing cupboard housing the hot water cylinder. Long wall-mounted radiator.
Services	Mains water, electricity, gas and sewerage.
Outside	From the front the property is approached by a gated and concrete pathway through gardens predominately laid to lawn. To the rear is a gravelled car parking area. To the side of the property is a brick and tile shed providing additional external storage.
Local Authority	The Local council is Babergh District Council. The property is in Council Tax band B which is currently £1189.04 (2011/2012).
Directions	From Ipswich on the B1071 take the second turning signed to Hadleigh town centre, continue down Gallows Hill passed the White Hart pub on your left hand side, No.16 can be found on the left hand side at the end of the row of cottages.
Terms	The property is available to let on an Assured Shorthold Tenancy for an initial term of six months at a rent of £560 per calendar month, exclusive of all outgoing. A deposit of £800 will be payable before the commencement of the tenancy.
Viewing	Strictly by appointment through SUMMERS WYKES-SNEYD, Lodge Office, Coddendam Ipswich IP6 9QB. Tel: 01449 761861 Fax: 01449 761862

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatever and, accordingly, neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. In the event of the agents, the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.