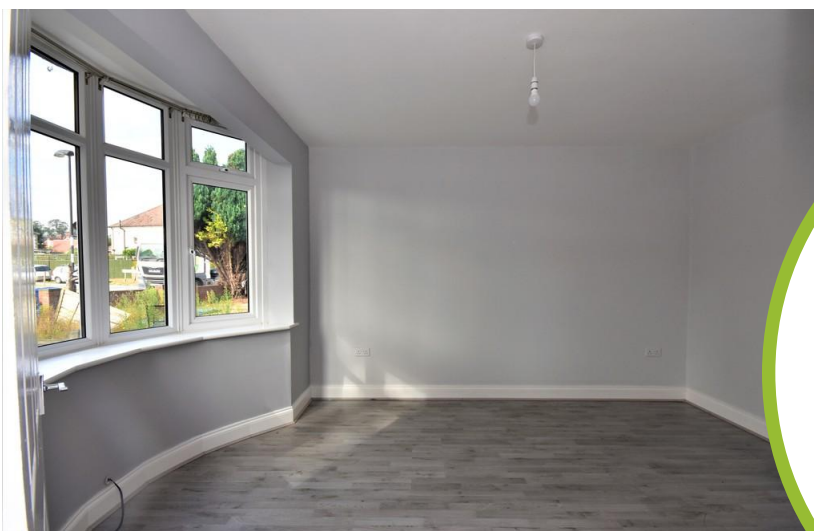


Felixstowe Road, Ipswich, IP3 9BU



**To Let**  
**Unfurnished**  
**£1,100 pcm**

**3 bedrooms**  
**2 reception rooms**  
**1 bathroom**



This three bedroom bay fronted end of terraced property benefits from a corner plot and allocated private parking to the rear.



## Some details

This three bedroom end of terraced property is located on a corner plot and benefits from a garden and allocated private parking to the rear. The property begins with an entrance hall with stairs leading up and doors leading to the reception rooms. At the front of the property the lounge has a large bay window, there is a kitchen/diner to the rear of the property that has patio doors leading out to the garden. There is also a useful utility room and a downstairs cloakroom. Upstairs the property has three bedrooms, two of which are good sized doubles and a family bathroom to the rear which has a three piece suite. The rear garden has patio and grass areas and a shed, there is access from the front to the side and to the rear to the parking.

### Lounge

14' 07" x 11' 04" (4.44m x 3.45m)

The lounge to the front of the property has a large bay window to the front.

### Kitchen/dining room

17' 06" x 10' 06" (5.33m x 3.2m)

The kitchen/diner has the kitchen area to one side with a window as well as a electric hob and double oven, worktops and cupboards as well as space for other appliances. To the other side is the dining area which has patio doors leading in to the garden.

### Utility room

5' 04" x 4' 10" (1.63m x 1.47m)

The useful utility room has cupboards and a worktop as well as space for appliances, there is also a back door leading out to the garden.

### Cloakroom

5' 04" x 3' 06" (1.63m x 1.07m)

The downstairs cloakroom is accessed from the utility room and has a W/C and hand wash basin as well as a heated towel rail and window to the rear.

### Bedroom one

15' 07" x 10' 06" (4.75m x 3.2m)

Bedroom one to the front of the property has a large bay window as well as a built in wardrobe.

### Bedroom two

11' 01" x 10' 04" (3.38m x 3.15m)

Bedroom two is to the rear of the property and has a window overlooking the garden and a built in wardrobe.

### Bedroom three

9' 01" x 6' 07" (2.77m x 2.01m)

Bedroom three is to the front of the property and has a window to the front.

### Bathroom

6' 11" x 6' 07" (2.11m x 2.01m)

The bathroom is to the rear of the property and has an obscured window, as well as a three piece suite comprising of a bath with shower over, W/C and hand wash basin as well as a heated towel rail.

### Letting Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months (ideally 24 months)

Deposit: £1269.23

Availability: Start October

No Pets

Non Smokers

### Holding Deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

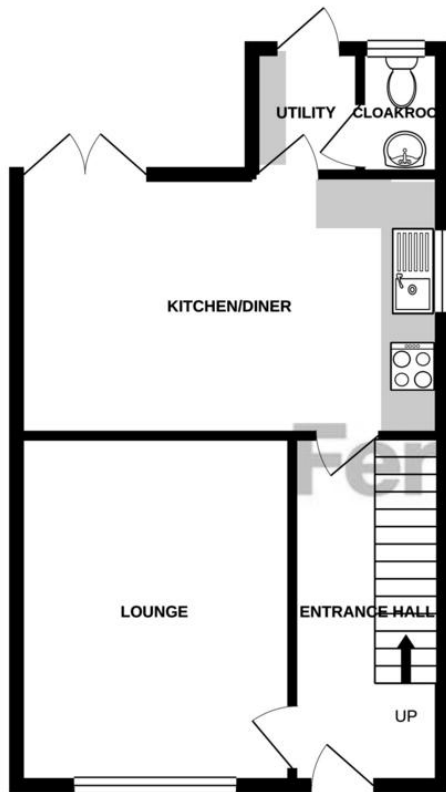
[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

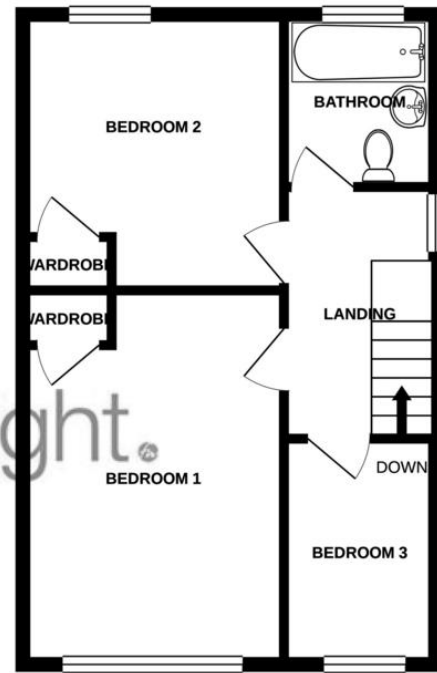
To make an appointment to view this property please call us on 01473 417711.



GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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