

Deben Road, Woodbridge, IP12 1AZ



To Let
£995 pcm

3 bedrooms
1 reception room
1 bathroom



A three bedroom semi-detached house with off-road parking and a garage, situated at the end of a quiet cul-de-sac within easy reach of the centre of Woodbridge.

Some details

Situated at the end of a quiet cul-de-sac, within easy reach of the centre of Woodbridge and Woodbridge train station, is this three bedroom semi-detached house. This property features open-plan living to the ground floor with a spacious lounge/dining room offering access to the kitchen complete with gas cooker and stairs to the first floor. Two of the three good sized bedrooms benefit from built-in wardrobes with an airing cupboard accessible from the landing and bathroom with complete suite. A further w/c can be found in the ground floor cloakroom and sliding patio doors from the living space give access to the rear garden which is mainly laid to lawn with a decking area. A rear gate from the garden leads to the garage with off-road parking space.

This property is offered unfurnished and benefits from gas central heating.

Hallway

Entrance hall with doors to the cloakroom and lounge/dining room.

Cloakroom

5' 8" x 2' 6" (1.73m x 0.76m)
With low-level w/c and hand wash basin.

Lounge/dining room

24' 11" x 13' 2" (7.59m x 4.01m)
Open-plan with sliding patio doors to rear and opening to the kitchen.

Kitchen

7' 10" x 6' 8" (2.39m x 2.03m)
Base and eye-level units with free-standing gas cooker. Spaces for both a fridge-freezer and washing machine.

Landing

Bedroom one

11' 7" x 8' 4" (3.53m x 2.54m)
Window to rear aspect, built-in wardrobe with mirror-fronted sliding doors.

Bedroom two

9' 3" x 9' 0" (2.82m x 2.74m)
Window to front aspect, built-in wardrobe with mirror-fronted sliding doors.

Bedroom three

8' 1" x 7' 6" (2.46m x 2.29m)
Window to rear aspect.

Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)
Panelled bath with shower over and shower curtain, low-level w/c and hand wash basin.

Letting information

The rent is exclusive of utilities and council tax.
Minimum term: 12 months
Deposit: £1,148.07
Availability: 18th 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

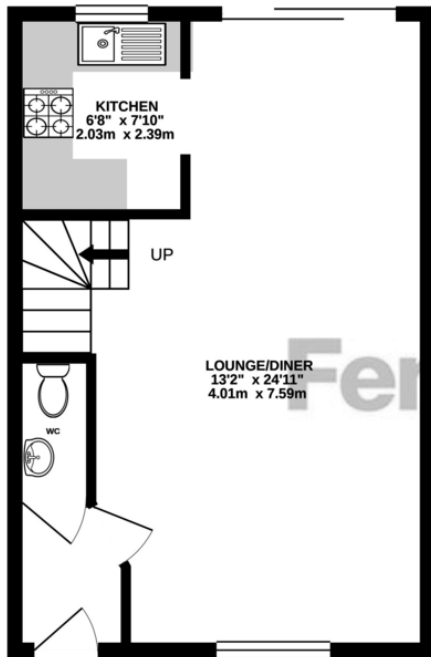
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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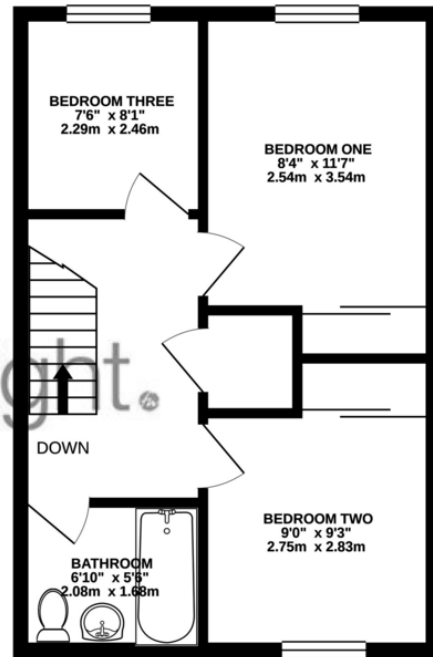
Viewing

To make an appointment to view this property please call us on 01394 382263.

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or book a viewing

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