

Church Hill Cottages, The Street, Tuddenham, Ipswich, IP6 9BS



**To Let**  
**Unfurnished**  
**£780 pcm**

**2 bedrooms**  
**1 reception room**  
**1 bathroom**



This charming two bedroom mid terraced property is located in the shadow of the church in the popular village of Tuddenham on the outskirts of Ipswich.



## Some details

This two bedroom mid terraced cottage style home is located in the popular village of Tuddenham on the outskirts of Ipswich. The property can be accessed from the front or rear and has a charming front garden and a separate garden to the side, the parking for this property is unallocated and is on street or on the lane behind the property. The property commences with a nicely sized lounge with log burner and window to the front, the kitchen is accessed to the rear which houses the stairs and is modern and nicely fitted. To the rear accessed from the kitchen is a small lobby which then leads to the downstairs shower room. Upstairs there are two bedrooms, bedroom one to the front is a double sized room. Bedroom two houses the stairs and gives access to bedroom one so would provide the ideal workspace or single bedroom. The property has electric underfloor heating to the ground floor and electric radiators upstairs as well as double glazing throughout.

### Lounge

11' 02" x 11' 02" (3.4m x 3.4m)

The lounge to the front of the property has a log burner and window to the front and gives access to the kitchen to the rear.

### Kitchen

11' 02" x 8' 04" (3.4m x 2.54m)

The modern fitted kitchen houses the stairs and gives access to the rear to the garden access and to the side to the lobby leading to the bathroom. The kitchen has a range of worktop and cupboard space and is complete with a butler sink, electric hob and single oven, slimline dishwasher, under counter fridge and washing machine.

### Shower room

5' 00" x 5' 00" (1.52m x 1.52m)

The downstairs shower room is accessed via the rear lobby and has a window to the side and velux window to rear. The modern shower room is complete with a walk in shower, W/C, hand wash basin and heated towel rail.

### Bedroom one

11' 02" x 11' 02" (3.4m x 3.4m)

Bedroom one is to the front of the property and is a double sized bedroom with window to the front.

### Bedroom two

11' 02" x 8' 04" (3.4m x 2.54m)

Bedroom two houses the stairs and airing cupboard and gives access to bedroom one, this space would make the ideal workspace or single bedroom and has a window to the rear.

### Letting Information

The rent is exclusive of utilities and council tax.

Minimum term: 6 months

Deposit: £900.00

Availability: Immediately

Council tax band: B

EPC rating: E

Non Smokers

### Holding Deposit

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### Further information

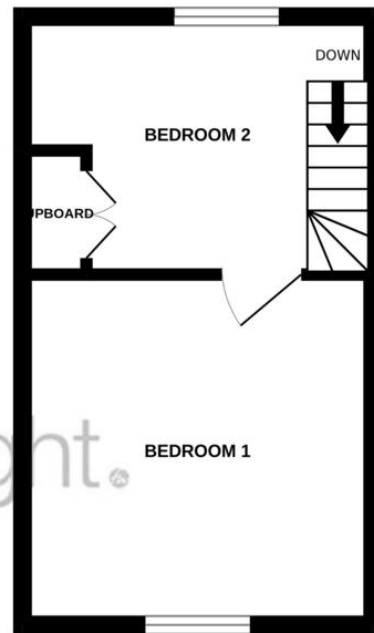
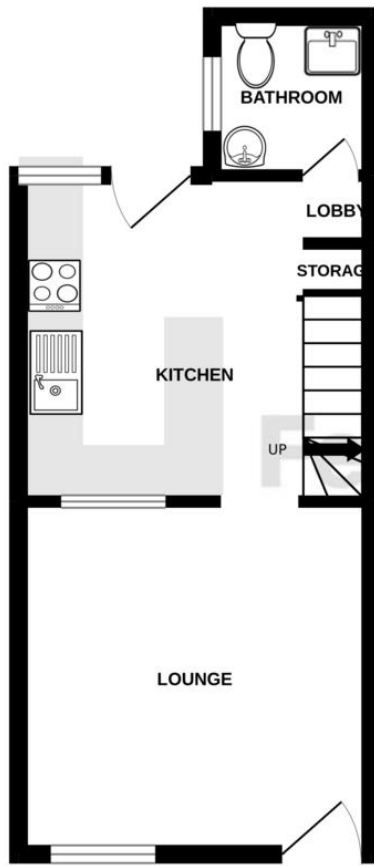
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

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To find out more or book a viewing

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