

The Street, Nacton, Ipswich, IP10 0HA



**To Let  
Unfurnished  
£900pcm**

2 bedrooms  
1 reception room  
1 bathroom





A charming two bedroom semi-detached cottage situated within the popular village location of Nacton.

## Some details

### General information

A charming two bedroom semi-detached cottage situated within the popular village location of Nacton. This lovely home is very well presented throughout with accommodation comprising entrance porch, kitchen/breakfast room, living room, two double bedrooms and a shower room. The property is approached via a long driveway which provides ample off road parking and in turn leads to the lovely mature rear garden, which also offers outside storage space.

### Entrance porch

5' 9" x 3' 7" (1.75m x 1.09m)

### Kitchen/breakfast room

16' 4" x 7' 9" (4.98m x 2.36m)

The kitchen offers a range of base and eye level units, Stainless steel sink with drainer, cooker with four ring gas hob and spaces for further appliances.

### Living room

16' 2" x 12' 3" (4.93m x 3.73m)

Cosy living room benefitting from a log burner. Windows to front and side aspect and stairs rising to the first floor.

### Bedroom one

12' 3" x 8' 6" (3.73m x 2.59m)

Spacious double bedroom with window to front aspect.

### Bedroom two

14' 4" x 9' 7" x 8' 05" (4.5m x 2.57m)

Small double bedroom, which also houses the boiler cupboard. Window to rear aspect.

### Shower room

8' 9" x 7' 3" (2.67m x 2.21m)

Single shower, low level wc and wash hand basin. Window to side aspect.

### Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1038.46

Availability: Early April

No Pets

Non Smokers

Council tax band A

EPC rating D

### 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.

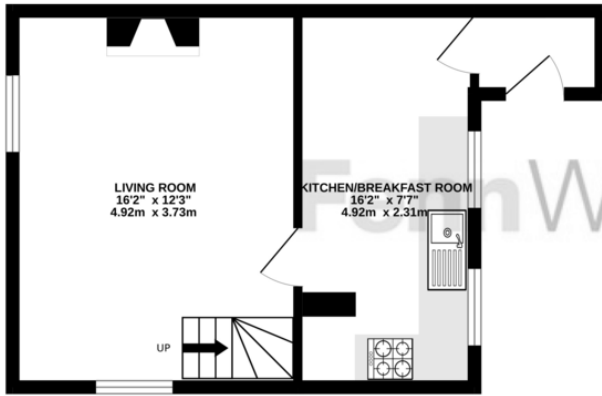
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### Viewing

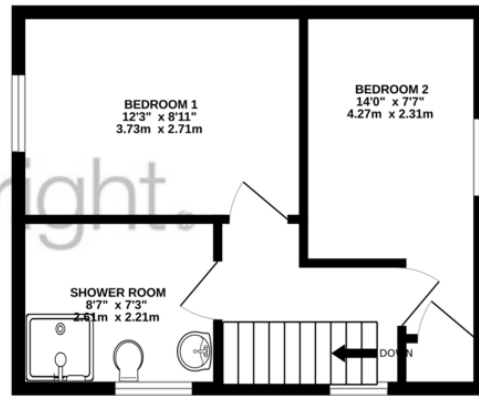
To make an appointment to view this property please call us on 01473 417711.



GROUND FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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