



Ipswich Road | Naughton | IP7 7DA

£925 pcm

A one/two bedroom cottage on a large plot is available this November! The cottage is located in the popular rural village of Naughton and benefits from two reception rooms, one of which can be used as a second bedroom, dressing area and large garden with driveway offering ample parking. Call now to secure a viewing.

- Available November
- Popular Rural Location
- Large Garden
- Ample Off Road Parking
- Character Features
- Dressing Room

LOBBY 5' 44" x 7' 22" (2.64m x 2.69m) Enter from back door. Door to bedroom two/study and archway leading into kitchen. Floor mounted oil fired boiler serving hot water and central heating. Window to rear aspect.

KITCHEN 5' 42" x 10' 51" (2.59m x 4.34m) Range of pine cupboards and drawers with worksurface over, butler sink. Fold away breakfast bar and fitted plate rack. Opening into living room. Window to rear aspect.

LIVING ROOM 10' 42" x 13' 88" (4.11m x 6.2m) Enter from front door. Door to the kitchen and ground floor bathroom. Brick open fireplace. Stairs to first floor.

BEDROOM/STUDY 7' 28" x 7' 65" (2.84m x 3.78m) Window to side aspect.

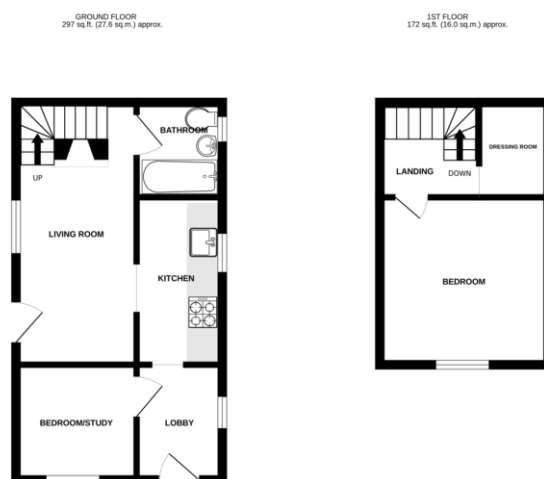
BATHROOM White suite comprising of a panelled bath with shower over, pedestal sink and WC. Window to side aspect.

BEDROOM 10' 66" x 10' 66" (4.72m x 4.72m) Window to side aspect. Exposed timbers. Access to loft space.

DRESSING ROOM 3' 93" x 7' 02" (3.28m x 2.18m) Exposed brick chimney breast and timbers. Clothing rail.

OUTSIDE Driveway provide ample off road parking. Footpath leading to front and rear doors of the cottage. The garden is laid to lawn with hedge and fence borders.

Local Authority – Babergh District Council
Council Tax Band – B
Post Code – IP7 7DA



TOTAL FLOOR AREA: 469 sq ft. (43.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, complete take measurements of rooms, balconies, porches and any other parts are approximate and are for general guidance only. No responsibility is taken for any errors or omissions in the floorplan. The architect, surveyor and agent's offices have not been visited and no guarantee can be given for the accuracy of the floorplan. Please refer to the floorplan for details of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	47 E	
21-38	F		
1-20	G		

Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

