



5 GROVE CLOSE, NAYLAND CO6 4QQ

TO LET £1500 PCM

NP NICHOLAS
PERCIVAL

An immaculately presented modern three-bedroom semi-detached house on the outskirts of the popular village of Nayland. Air source heat pump, enclosed garden with shed. Parking for two-three cars.

To Let £1500 pcm (Available 1st March)

Holding deposit £346

Deposit £1730

EPC B86

Babergh District Council Tax Band C



Accommodation

Reception Hall

Door to front, vinyl flooring, inset spotlights, understairs cupboard, door to

Cloakroom

Low level W.C., wash hand basin, inset spotlights, tiled floor.

Kitchen/Living Room 30' 2" x 8' 5" extending to 11' 8" max

Bifold doors to patio, vinyl flooring, inset spotlights. Window to front, one and a half bowl stainless steel sink, integrated Neff fridge freezer, integrated bin store, integrated

Neff dishwasher, 4 ring induction hob and oven, extractor hood

First Floor

Bedroom One, 11' 7" x 12' 1"

Two windows to front, radiator, ceiling light pt

En-suite

Shower, vanity wash hand basin, low level W.C., inset spotlights, tiled floor, electric shaver point.

Landing

Airing cupboard housing hot water cylinder.

Bedroom Two 8' 8" x 10' 8"

Window to rear, radiator, ceiling light pt.

Bedroom Three 10' 8" x 6' 8"

Window to rear, radiator, ceiling light point.

Bathroom

Bath with shower over, low level W.C., vanity wash hand basin, ladder style towel rail, tiled floor and walls, window to side, electric shaver point, inset spotlights.

Outside

Enclosed rear garden, patio and lawn.

Driveway with parking for up to 3 cars.

No Tenant Fees Applicable

A holding deposit of one week's rent will be required to secure the property, for further details please contact the office direct.

Viewings

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival, on 01206 563222 or email info@nicholaspercival.co.uk.

Broadband and Mobile coverage

Max download speed Ultrafast 1000 Mbps & upload speed 220Mbps available. Mobile phone coverage available with EE, Three, O2, Vodafone. Source Ofcom



