



North Close, Bacton
IP14 4LT

TO LET- £1000 pcm

MaxwellBrown

Independent Property Agents

TO LET – Available January 2025

Situated at the end of a close in the well served village of Bacton, 6 miles north of the market town of Stowmarket, this modern semi-detached bungalow offers accommodation of hall, 2 good sized bedrooms, shower room, lounge and fitted kitchen along with Economy 7 heating, double glazing, gardens to front & rear, workshop, garage and off road parking. The landlord would allow tenants to have a pet.



North Close, Bacton, IP14 4LT

Part glazed door to:

Entrance Hall:

Dimplex night storage heater, access to loft, coat rail, airing cupboard housing lagged hot water tank and timer. Doors to:

Lounge:

Two Dimplex night storage heaters, large sealed unit double glazed window to front, fireplace with inset electric log effect fire, telephone point, TV point and sky cables.

Kitchen:

Fitted with a range of cream shaker style units with oak effect worktops, inset single drainer stainless steel sink unit with mixer tap and water softener. Worktops with cupboards, drawers and space under, plumbing for automatic washing machine. Indesit ceramic hob with extractor over, range of eye level units and tall unit housing Neff oven. Tiled splash backs, oak effect herringbone style vinyl flooring, Goldair electric fan heater, sealed unit double glazed window to rear and door to side.

Bedroom 1:

Sealed unit double glazed window to rear, Dimplex night storage heater, TV and telephone points.

Bedroom 2:

Sealed unit double glazed window to front, built-in double wardrobe and Dimplex night storage heater.

Shower Room:

Fitted with a white suite comprising low level WC, pedestal wash hand basin and large walk in shower with glass screen, thermostatic shower with rain head and hand held attachment. Fully tiled walls and sealed unit double glazed window to side, Aurora electric heater.

Outside:

There is a communal path leading to the front garden which is enclosed by hedging with a lawned area and concrete path with side gate leading to entrance door and garden. The rear garden is of good size, laid to lawn with concrete patio and path. The garden is enclosed by hedging and close board fencing. Door leading to workshop with power and light and door to parking area . Up and over door to single garage again with power & light.

Services:

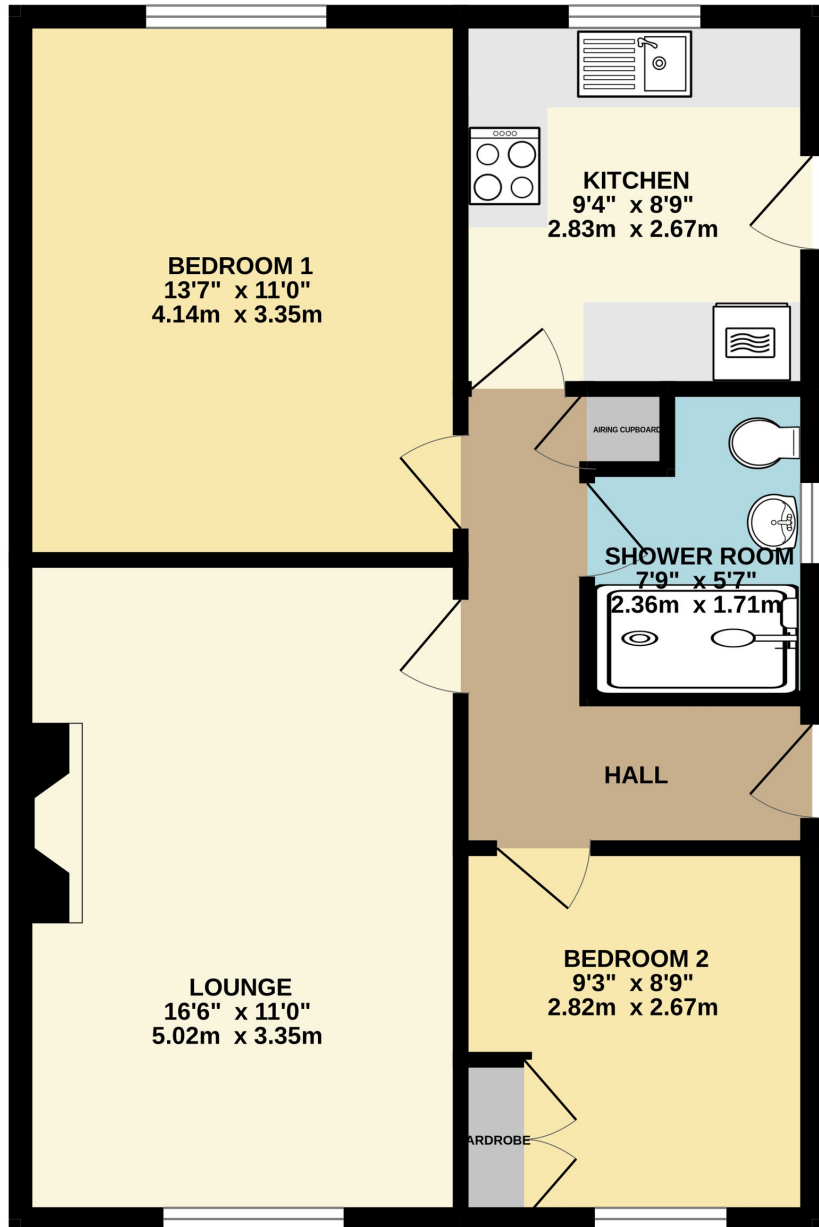
Mains water, electricity and drainage are connected to the property. Council Tax is payable to Mid Suffolk District Council and is band B.

Agent's Notes:

We are offering this property to rent on an Assured Shorthold Tenancy with a minimum initial term of 6 months. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.



GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

