



Greenacres, Old Newton
IP14 4EJ
£775 pcm

MaxwellBrown

Independent Property Agents

Available end of February 2025

Situated at the end of a close this modern, well presented first floor flat has hall, good sized lounge, double bedroom with built-in wardrobe, bathroom and well fitted kitchen. There is an open planned front garden, double glazing, electric heating and allocated parking space.



Door to communal hall, stairs to:

Entrance hall: with Airing cupboard with hot water tank and immersion heater, access to loft, doors to:

Lounge: Sealed unit double glazed window to front, Dimplex programable panel radiator, telephone/internet points, TV point and sky cables, large built-in storage cupboard.

Kitchen: Fitted Wren kitchen grey gloss fronted units and wood effect worktops. Built in oven, hob and extractor hood. Eye level units, inset single drainer stainless steel sink unit and plumbing for automatic washing machine. Artexed and coved ceiling with spot lights, sealed unit double glazed window to side with views over countryside. Ceramic flooring.

Bathroom: Fitted with a white suite comprising panelled bath with shower mixer tap and screen, vanity unit with inset wash hand basin with mixer tap and cupboard under. Low level flushing WC and ceramic tiled floor, full tiling to 2 walls, sealed unit double glazed window to rear

Bedroom: Sealed unit double glazed window to rear giving views of countryside. Built in double wardrobe with shelves and hanging space and Dimplex programmable panel radiator.

Outside: The Front is open planned and laid to lawn with concrete paths leading to the parking area with private allocated parking space.

Agents note: We are offering this property to rent on an initial 6 months Assured Shorthold Tenancy. 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.

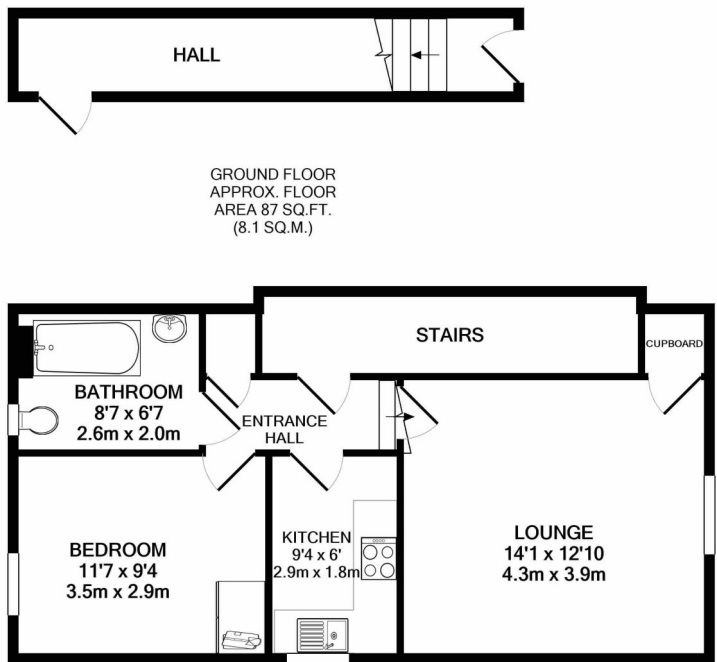
Council Tax: Band A Mid Suffolk District Council

Broadband: Maximum download speeds

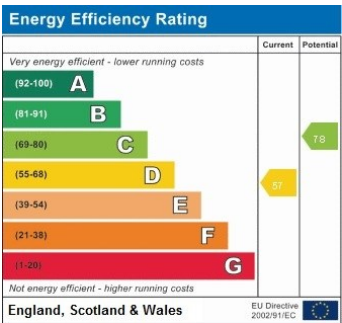
Superfast 80Mbps

Ultrafast 1800 Mbps

Information source: Ofcom.org.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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