



Haughley Road, Harleston
IP14 3JA
£1200 pcm

MaxwellBrown

Independent Property Agents

TO LET—Available now

This well presented detached bungalow, situated in the popular village of Harleston approximately 4 miles north west of Stowmarket, offers well planned living accommodation including porch, lounge, kitchen/diner, conservatory, two bedrooms, bathroom and good sized enclosed gardens with garden room. The property further benefits from oil fired central heating, double glazed windows and ample private car parking . Pets considered.



Sealed unit double glazed entrance door to:

Entrance Hall with coving and radiator. Doors to:

Kitchen/Diner: Fitted with a range of grey fronted units with wood effect worktops comprising Inset single drainer stainless steel sink unit range cupboards and drawers under, tiled splash back. Beko electric cooker, plumbing for washing machine and dishwasher. Vinyl flooring to kitchen area, double airing cupboard, fitted with slatted shelves, housing lagged hot water tank, fitted with immersion heater. Triple aspect windows giving views over countryside to front .

Sitting Room: Two radiators. TV and telephone points. Feature fireplace with floating bressummer and mock electric wood burner, picture rails, sealed unit double glazed French doors to rear and French doors to:

Conservatory: Single glazed French doors to garden. Boulter oil fired boiler supplying central heating and hot water, Honeywell programmer

Bathroom: Fitted with white suite comprising panelled bath with Triton shower over, curtain and rail, low level WC, wash basin, tiled splash backs and extractor fan. Sealed unit double glazed window to front. Vinyl flooring.

Bedroom 1: Sealed unit double glazed window to rear. Coved ceiling and radiator.

Bedroom 2: Sealed unit double glazed window to rear. Coved ceiling and radiator.

Outside: The front driveway is unfenced and has parking for numerous cars. Up and over door to garage with power and light, personal door to rear. Gate to side patio area leading to the good sized secluded rear garden, lawn, concrete patio area and enclosed by close board fencing.

Garden Room/Home Office: (15'8" x 9'6") Power and light connected, sealed unit double glazed window and door to veranda. Oil tank and timber garden shed, further gate giving access to the front.

Services:

It is understood that mains water, electricity and drainage are connected to the property.

Council Tax: Band C Mid Suffolk District council

Broadband availability:

Highest available upload speed

Standard 18 Mbps

Ultrafast 1800 Mbps

Source: Ofcom

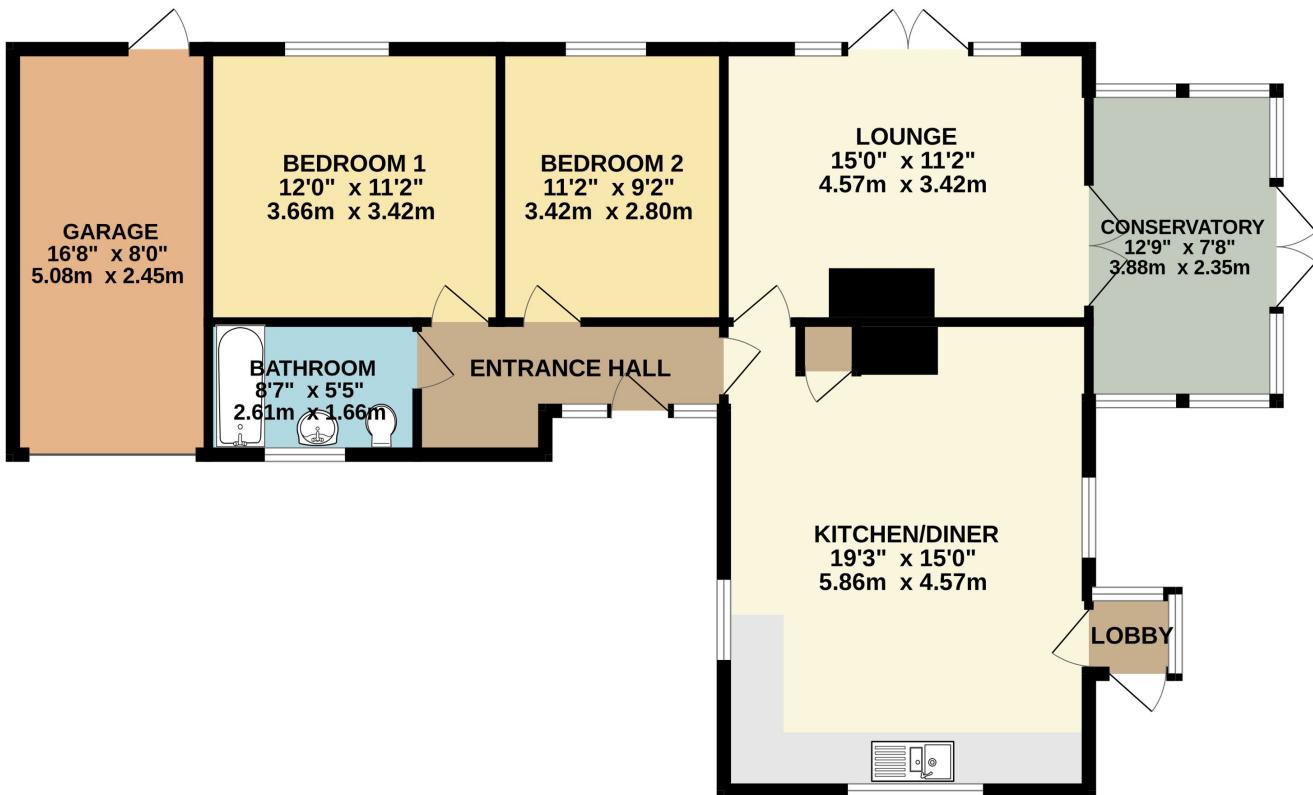
Agent's Note:

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 per applicant 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

1024 sq.ft. (95.1 sq.m.) approx.

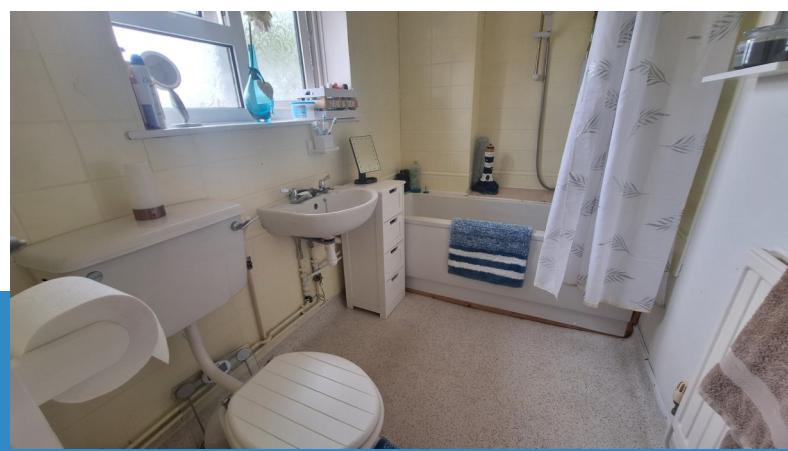


TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





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.

