

114C Bramford Road, Ipswich, Suffolk, IP1 2GL



**To Let  
Furnished  
£575 pcm**

1 bedroom  
1 reception room  
1 bathroom



Fenn Wright Lettings are pleased to offer this furnished one bedroom first floor flat which is situated within reasonable distance of the town centre

## Some details

Fenn Wright Lettings are pleased to offer this furnished one bedroom first floor flat which is situated within reasonable distance of the town centre benefiting from double glazed windows, electric heating and a generous sized living area. The flat is accessed via a telephone entry system and comprises; entrance hall with built in storage cupboard, lounge/diner with double-glazed windows to the front and two electric heaters. The kitchen is well equipped with a range of base units, wall cupboards, worktops and drawers and a single drainer sink unit with mixer tap. Integrated fridge freezer and washing machine, electric hob with electric oven and extractor hood over. The bedroom has a built-in a cupboard and the bathroom has a low level W.C., panelled bath, pedestal wash basin, tiled splash-backs and electric wall heater.

### Lounge

21' 01" x 11' 06" (6.43m x 3.51m)

Living room with large window to front and opening up to the kitchen area

### Kitchen

9' 10" x 8' 1" (3m x 2.46m)

Kitchen with electric hob and oven, inset sink, fridge freezer and window to front

### Bedroom one

10' 11" x 10' 02" (3.33m x 3.1m)

Bedroom one with window to front

### Bathroom

6' 05" x 5' 06" (1.96m x 1.68m)

Bathroom with three piece suite comprising of bath with shower over, W/C and hand wash basin

### Holding Deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

### Letting Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £663.46

Availability: End Of October

No Pets

Non Smokers

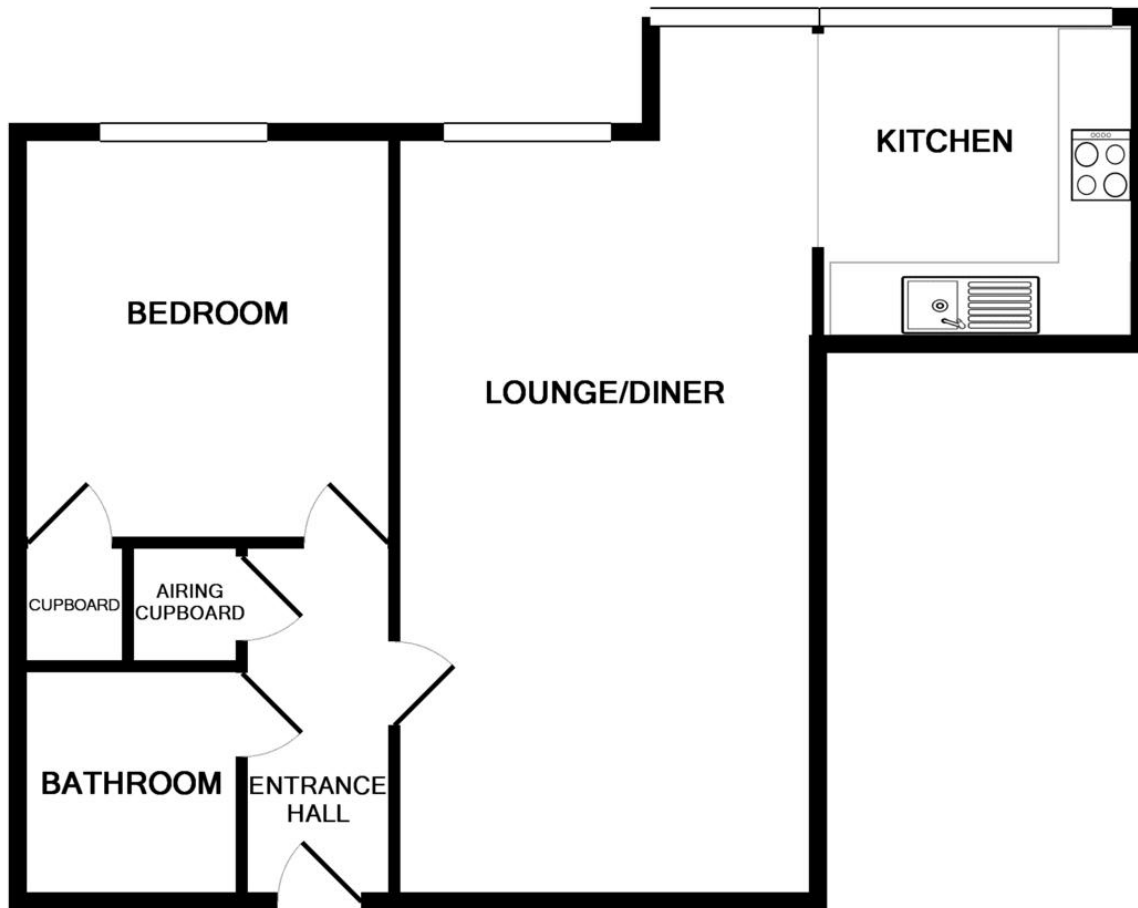
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

To make an appointment to view this property please call us on 01473 417711.



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  
 Made with Metropix ©2016

To find out more or book a viewing

**01473 417711**

**fennwright.co.uk**

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

**Consumer Protection Regulations 2008**

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot test that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessarily permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our

