



16 Bradfield Crescent, Hadleigh, Ipswich, Suffolk, IP7 5ET

Rent - £800 p.c.m – Exclusive Epc: D



A bright and spacious 3 double bedroom property with large open plan sitting room/ dining room, utility room downstairs cloakroom, and first floor bathroom all sitting within large well maintained gardens.

Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London. The centre of the district is characterised by rural villages and historic market towns, such as Lavenham, Stoke By Nayland and Kersey, Hadleigh is maybe one of East Anglia's best kept secrets. With its excellent nearby transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester. Hadleigh has become a desirable residential location for both local families and London commuters. Hadleigh proudly boasts over two hundred and fifty listed buildings. The character of the town is maintained by a wealth of independent shops lining the main High Street along with a large sized supermarket offering one-stop-shop convenience. Most villages in this area are fortunate to have junior schools which are very highly regarded. The senior school of Hadleigh offers places to seven hundred and fifty pupils aged eleven to sixteen and is specialist science school with a strong presence in the Suffolk school league tables.

"16 Bradfield Crescent" presents brick elevations under a pitched roof clad with tiles and benefits from UPVC double glazed windows and doors throughout, gas fired radiator central heating, under floor heating in kitchen and bathroom.

ON THE GROUND FLOOR

Storm Porch to:

Part glazed UPVC door to:

Entrance Hall

With staircase rising to the first floor, deep under stair storage cupboard, radiator ceiling light point, doors through to the reception room.

Open Plan Kitchen/ Dining Room

22ft 5in by 14ft 9in with window to the side together with half glazed UPVC door leading to rear gardens, double glazed UPVC French Doors overlooking rear gardens and leading out to a decked area. The Kitchen comprises a single drainer sink unit with chrome mixer tap inset into range of work surfaces with cupboards and drawers under, integrated electric oven with four burner gas hob and extractor, integrated dishwasher and underfloor heating with further range of work surfaces with cupboards and drawers under together with additional wall mounted cabinets, inset ceiling down lighters and stone effect laminate flooring. Door to rear hallway accessing downstairs cloakroom and utility room and wide opening through to:

Sitting room

11ft 9in by 9ft 2in window to the front, radiator and ceiling light point, and a further door accessing entrance hall.

Utility room

8ft 8in by 6ft 11in window to the rear and comprising single drainer stainless steel sink unit with chrome mixer inset into work surfaces with cupboards under. Space and plumbing for a washing machine and space for a tumble drier. Space for fridge-freezer with additional wall mounted cabinets. Wall-mounted gas fired boiler serving domestic hot water and heating.

Cloakroom

With window to the side comprising a low level WC and ceiling light point as well.

ON THE FIRST FLOOR

Landing

A bright and spacious landing providing access to the roof space and doors to bedrooms and bathrooms. Window to the side and to the front.

Bedroom 1

11ft 11in by 11ft 2in with window to the rear, radiator and ceiling light point.

Bedroom 2

11ft 10in by 9ft 2in with window to the front, radiator and ceiling light point, small built in cupboard.

76 High Street, Hadleigh, Ipswich, Suffolk IP7 5EF Tel: 01473 823456

www.frostandpartners.co.uk e-mail:sales@frostandpartners.co.uk



Bedroom 3

10ft 3in by 7ft 11in with window to the rear, radiator and ceiling light point.

Bathroom

Window to the side. Comprising a white suite with panel bath with chrome mix tap incorporating a duel head shower. Wall-mounted wash basin, low level WC, circular heated towel rail/ radiator. Ceramic tile walls and flooring.

OUTSIDE

Gardens

To the front of the property is a large lawned area with close boarded fencing and picket fencing with a path leading to the front door and then continuing to the left hand side of the property providing access to the rear gardens. To the left-hand side of the property is an attractive area of low maintenance garden with raised beds, shrubs and storage shed with a further gate leading through to the rear gardens. Immediately to the rear of the property is a decked area with steps leading down to the main garden which is predominantly laid to lawn and bounded by close boarded fencing. To the rear of the garden is a further patio area and timber garden shed. Outside lighting and outside tap.

Services

We understand all mains services are connected.

Rent

£800 p.c.m exclusive

Tenancy

The property is available on an unfurnished basis under an assured shorthold agreement for an initial period of twelve Months.

Deposit

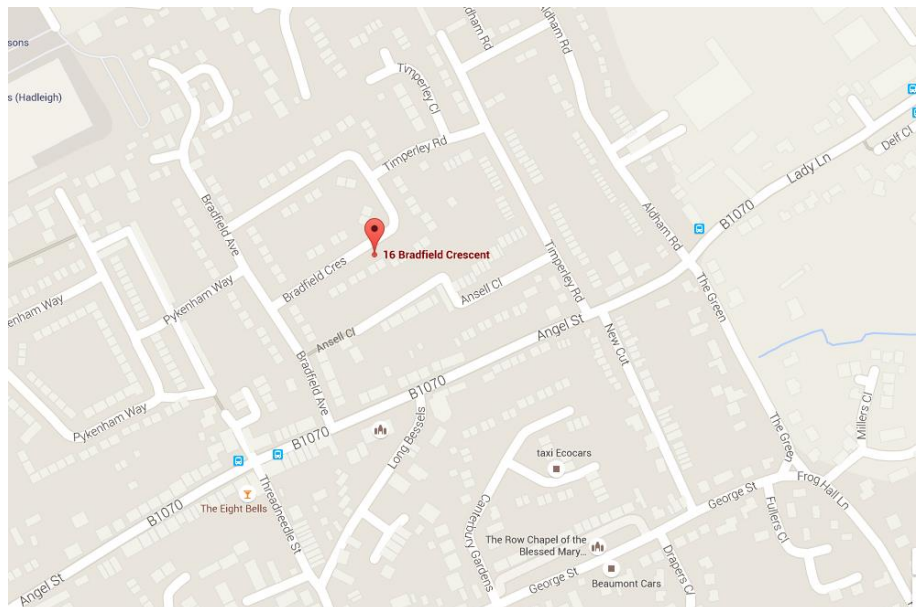
Equivalent to 1 ½ months' rent.

Other Disbursements

A fee of £200 (including VAT) is payable to Frost and Partners. This fee includes the cost of preparing the Assured Shorthold Tenancy Agreement and the administration costs associated with the references we will obtain on the first applicant. There will be an additional fee of £50.00 including VAT for each additional applicant or guarantor. The fees are payable upon application to take the tenancy and are non-refundable.

Viewing

Strictly by prior appointment with the Landlords agent



76 High Street, Hadleigh, Ipswich, Suffolk IP7 5EF Tel: 01473 823456

www.frostandpartners.co.uk e-mail:sales@frostandpartners.co.uk





Energy Performance Certificate



16, Bradfield Crescent, Hadleigh, IPSWICH, IP7 5ET

Dwelling type: Semi-detached house
 Date of assessment: 05 June 2013
 Date of certificate: 05 June 2013
 Reference number: 8807-7226-0850-3705-9902
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 85 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,694 |
| Over 3 years you could save | £ 1,050 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 213 over 3 years | £ 144 over 3 years | |
| Heating | £ 2,007 over 3 years | £ 1,293 over 3 years | |
| Hot Water | £ 474 over 3 years | £ 207 over 3 years | |
| Totals | £ 2,694 | £ 1,644 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Current: 59
 Potential: 85

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Draught proofing | £80 - £120 | £ 93 | |
| 2 Low energy lighting for all fixed outlets | £25 | £ 59 | |
| 3 Heating controls (programmer and TRVs) | £350 - £450 | £ 97 | |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Exclusion clause: Messrs. Frost and Partners, for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Messrs. Frost and Partners has any authority to make or give any representation or warranty whatsoever in relation to this property and intending purchaser should make their own inspection and enquiries in order to satisfy themselves.

"Frost and Partners are Authorised Introducers to Matthew Gallo, who is an Independent Mortgage Broker. Matthew can be contacted for completely impartial advice on 07776195254, or by email at info@mpsgallo.com

Matthew Gallo is Authorised and regulated by the Financial Services Authority. Your home may be repossessed if you do not keep up repayments on your mortgage."

76 High Street, Hadleigh, Ipswich, Suffolk IP7 5EF Tel: 01473 823456

www.frostandpartners.co.uk e-mail:sales@frostandpartners.co.uk

