



George Street | Hadleigh | IP7 5BE

Available Now - Unfurnished. Bychoice are pleased to offer this 1 bedroom first floor flat located in the heart of Hadleigh. The property benefits from an enclosed communal garden & patio area shared with the ground floor flat. Call to arrange a viewing.

£700 pcm

- 1 Bedroom
- Sitting Room
- Communal Garden
- Walking Distance to Town Centre
- Kitchen/Breakfast Room
- Gas Fired Central Heating

## Approximate Room Sizes

**KITCHEN/ BREAKFAST ROOM 10' 9" x 15' 7" (3.3m x 4.76m)** Radiator. Power points. Plumbing point and space for washing machine. Stainless steel single drainer sink with cupboard under. Electric oven with electric hob top. Worktops with range of cupboards under and wall mounted above. Sash window to rear aspect overlooking communal garden.

**HALLWAY 6' 0" x 14' 10" (1.83m x 4.54m)** Radiator. Power Points. Cupboard with enclosed electric meter and fuse box overhead. Telephone point. Coat hooks. Sash window to front aspect overlooking George Street.

**LOUNGE 12' 1" x 14' 10" (3.69m x 4.54m)** Radiator. Power points. Television aerial. Double hanging light shades. Sash window to front aspect.

**BATHROOM 5' 4" x 12' 4" (1.65m x 3.77m)** Radiator. Low laying panel bath. Pedestal sink with mirrored cupboard over. Low level WC. Sash window to rear aspect.

**BEDROOM 1 12' 6" x 9' 2" (3.82m x 2.80m)** Radiator. Power points. Sash window to front aspect.

**OUTSIDE** Metal staircase with upper-level balcony to entrance door. Communal garden shared with downstairs flat. Patio area. Gate to front access passageway.

**AGENTS NOTE** Regrettably this property cannot accept pets.

### Agents Note *(All fees are inclusive of VAT)*

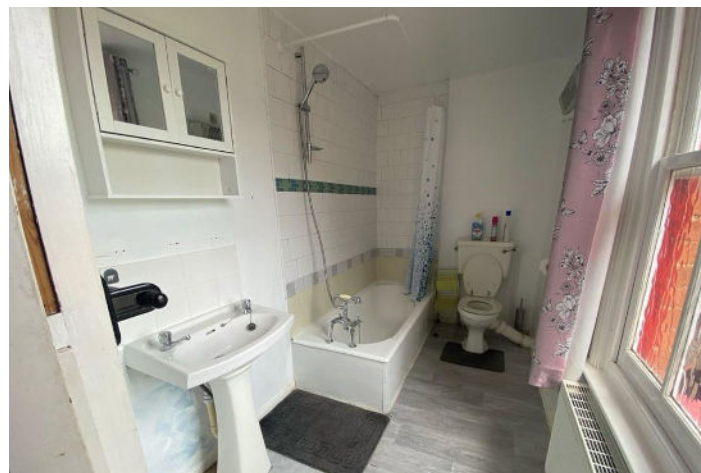
- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – Babergh District Council  
 Council Tax Band – A  
 Post Code – IP7 5BE  
 Please Note – xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate and should not be used for any purpose other than general guidance. The actual measurements may vary slightly from those shown on the floorplan. The floorplan is not intended to be used as a legal document and should not be relied upon for any legal purpose. For more information please contact the agent.



## Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468408

Email: sudbury@bychoice.co.uk

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) 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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental (CO <sub>2</sub> ) Impact Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) A  |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

