

HOME FOR RENT



White Lion Court,
Hadleigh, Ipswich, Suffolk
Ip7
Ipswich, Suffolk
United Kingdom

Monthly Rent
£800

Bedrooms	2	Year Built	
Bathrooms	1	Date Listed	01/10/2023
Size	0 Sq M	Listing ID	GL-1641869424

Listed by: Listanza Services Group

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<https://www.globallistings.com/6633324>

Overview

Part of a select mews development of 2 bedroom Georgian style homes arranged to provide sitting room, kitchen, ground floor cloakroom and a first floor bathroom, together with designated off road parking and a small courtyard style garden. All situated in the centre of the town. Built in 2001, the property is of insulated cavity wall construction presenting red brick elevations under a pitched roof clad with slates complimented by decorative stone sills and arches together with Georgian style sash windows. It benefits from sealed unit double glazing, has an insulated ground floor, fitted kitchen with appliances and gas fired radiator heating. Part of a select mews development of 2 bedroom Georgian style homes arranged to provide sitting room, kitchen, ground floor cloakroom and a first floor bathroom together with designated off road parking and a small courtyard style garden all situated in the centre of the town. Built in 2001, the property is of insulated cavity wall construction presenting red brick elevations under a pitched roof clad with slates complimented by decorative stone sills and arches together with Georgian style sash windows. It benefits from sealed unit double glazing, has an insulated ground floor, fitted kitchen with appliances and gas fired radiator heating. The Accommodation Is As Follows: On The Ground Floor Panelled Door With Glazed Fanlight

Above To: Hallway (11' 4 x 5' 9) Overall including staircase rising to first floor with open balustrade and square spindles, under stairs storage cupboard with panel door, radiator, centre light point, panel glazed door accessing the sitting room and further panelled doors with brass furnishings leading into the kitchen and: Cloakroom With white suite comprising wash basin with tiled splash back, low level wc with wooden seat, centre light point, extractor fan and radiator. Lounge/Dining Room (15' 1 x 9' 3) With window overlooking a paved courtyard patio to rear with panel glazed French windows to same, centre light point and double radiator. Kitchen (8' 9 x 8') With sash window to front, radiator, range of modern units including inset stainless steel single drainer sink with chromium monoblock mixer and cupboard beneath, marble effect work tops; some with cupboards and drawers under, recess and plumbing for washing machine or dishwasher, integrated gas hob, single oven below and extractor above in a cabinet surround, upright fridge freezer, part tiled walls, range of wall cabinets, vinyl floor covering, Britony gas fired combination boiler serving radiator heating and domestic hot water. On The First Floor Landing With access to roof space, panel doors with brass furnishings leading into the bedrooms and bathroom. Bedroom 1 (11' 9 x 9' 5) With sash window to front, shelved airing cupboard with radiator and panelled door, additional shelved storage cupboard with panelled door, double radiator and centre light point. Bedroom 2 (11' 3 x 8' 6) With sash window to rear, double radiator and centre light point. Bathroom (8' x 6' 2) With sash window to rear, white suite comprising wood panelled bath with tiled surround and Triton shower unit over, pedestal wash basin with tiled splash back, strip light and shaver point over, low level wc with wooden seat, radiator, centre light point and extractor fan. Outside Single Parking Space. To the rear of the dwelling is a paved seating area bounded in part by red brick walling with open trellising above and to either side by close boarded fencing. Rent - £800 P.C.M Exclusive Of All Other Outgoings Tenancy The property is available on an unfurnished basis under an assured short hold agreement for an initial period of twelve months. Deposit - Equivalent To 5 Weeks Rent. Holding Fee A holding fee equivalent to one week's rent is required to secure the property (based on the asking rent the holding deposit would be £155). This fee will be held for 15 days and either returned to you or used towards your first month's rent/deposit. You will forfeit the right to have the holding deposit returned to you under the following circumstances: 1. You withdraw from the tenancy before the contract is signed. 2. You fail a right to rent check. 3. You provide false or misleading information. 4. You fail to provide the relevant information/documentation. To enable referencing to commence before the 15 day deadline. For more details and to contact:

Contact

Email

Phone