



Orchard House, New Cut, Hadleigh, Ipswich, Suffolk, IP7 5DA

Rent - £850 p.c.m. – exclusive Epc: C



A modern three bedroom detached house arranged on two floors to provide en-suite facilities, family bathroom, sitting room, kitchen/dining room, ground floor cloakroom, together with an integral single garage, additional off road parking and 56ft rear garden. The property is situated between Angel Street and George Street on the eastern side of Hadleigh.

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. There is a medium sized supermarket offering one-stop-shop convenience as well as a local farm shop stocking Suffolk produce.

The property is of cavity wall construction presenting brick elevations under pitched roofs clad with composite slates. It benefits from UPVC framed sealed windows and gas fired central heating. The accommodation is as follows:

### **ON THE GROUND FLOOR**

Part glazed door to:

#### **Sitting room**

17ft 8ins x 11ft With window to front, radiator, staircase rising to first floor, tv aerial socket, telephone point, halogen lighting, access to inner lobby and door to:

#### **Kitchen/Dining room**

12ft 8ins x 8ft 10ins Dual aspect windows overlooking the patio and rear garden and including a part glazed door to the same. The kitchen comprises an extensive range of cabinetry and appliances including a sink unit with cupboards beneath, fitted work surfaces; most with cupboards and drawers beneath, integrated hob, extractor and single oven, space and plumbing for washing machine, fitted dishwasher, space for upright fridge/freezer, part tiled walls, range of wall cabinets, halogen lighting and radiator.

#### **Inner lobby**

With access to:

#### **Cloakroom**

With white suite comprising pedestal wash hand basin with tiled splashback, low level wc, window to rear and radiator.

### **ON THE FIRST FLOOR**

#### **Landing**

With access to roof space, deep shelved storage cupboard, doors to the bedrooms and bathroom.

#### **Master bedroom suite comprising:**

##### **Bedroom 1**

13ft 8ins x 9ft With window to front, radiator, tv socket, centre light point and access to:

##### **En-suite shower room**

With double width tiled shower cubicle with glazed doors, pedestal wash basin with chromium mono block and tiled splashback, low level wc, radiator, window to rear, extractor fan and centre light point.

##### **Bedroom 2**

10ft 10ins x 9ft 4ins With window to front, radiator, tv aerial socket and centre light point.

##### **Bedroom 3**

9ft x 8ft 10ins With window overlooking the rear garden, radiator, tv aerial socket and centre light point.

#### **Bathroom**

With white suite comprising panelled bath with chromium mixer and tiled surround, pedestal wash basin with chromium mono block and tiled splashback, low level wc, radiator, window to side, extractor fan, centre light point, gas fired boiler serving radiator heating and domestic hot water.

## **OUTSIDE**

### **Integral garage**

With up and over door. The garage is approached via a drive providing additional off road parking.

### **Gardens**

To the front a path provides access to the front door. Immediately behind the property is a block paved seating area beyond which the garden is laid to lawn, bounded by a combination of close boarded fencing and the wall of the neighbouring garage. In one corner is a timber garden shed. The rear garden has a depth of approximately 56ft.

### **Services**

We understand all main services are connected.

### **Rent**

£850 p.c.m exclusive

### **Other Disbursements**

A fee of £250 (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 £100.00 including VAT for each additional applicant or guarantor. The fees are payable upon application to take the tenancy and are non-refundable.

When you leave the property, a final inspection will be undertaken, for which we will charge a fee of £100.

### **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.

### **Viewing**

Strictly by prior appointment with the Landlords agent.

### **Special Conditions**

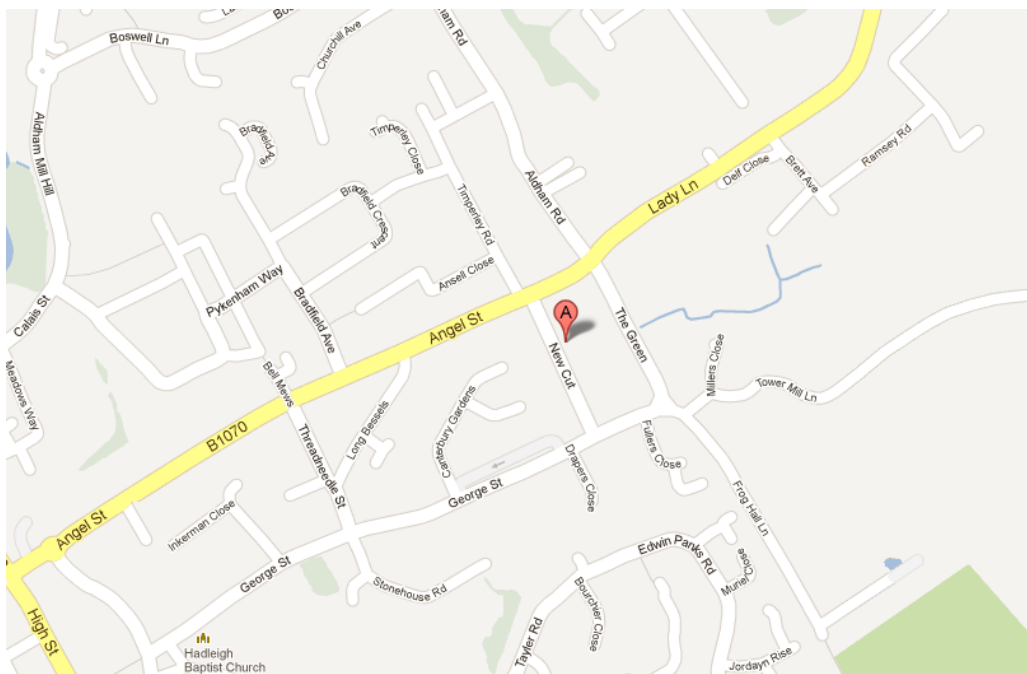
No Pets



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## Energy Performance Certificate

**Orchard House, New Cut, Hadleigh, IPSWICH, IP7 5DA**

**Dwelling type:** Detached house  
**Date of assessment:** 23 May 2013  
**Date of certificate:** 23 May 2013

**Reference number:** 0106-2887-7753-9927-8051  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 100 m<sup>2</sup>

**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:		£ 1,833
Over 3 years you could save		£ 81

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	<p><b>You could save £ 81 over 3 years</b></p>
Heating	£ 1,362 over 3 years	£ 1,362 over 3 years	
Hot Water	£ 282 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 1,833</b>	<b>£ 1,752</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: 75

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### 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 Solar water heating	£4,000 - £8,000	£ 83	
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 713	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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."

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