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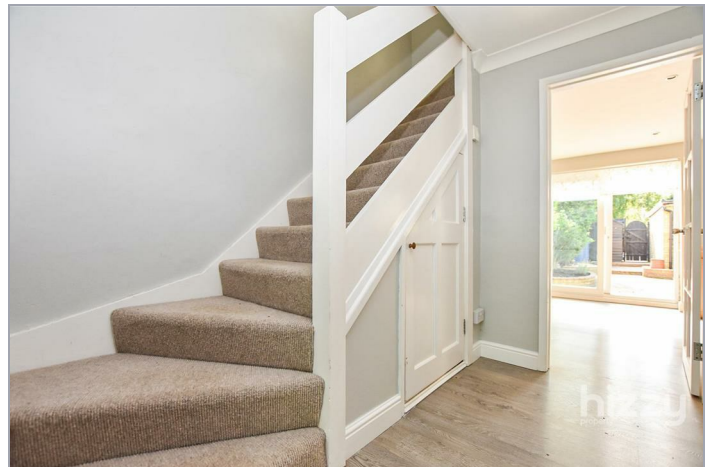


31 Brett Green, Layham, IP7 5LX

£1,175 Per month

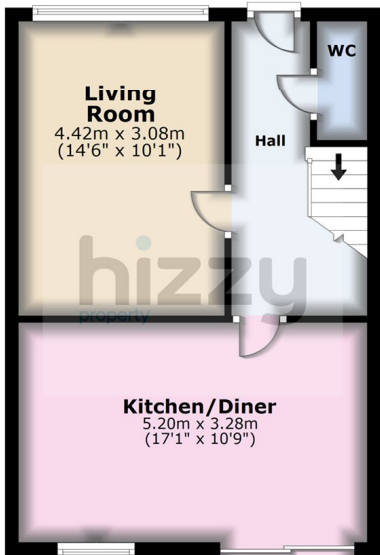
- Three First Floor Bedrooms
- Open Plan Kitchen/Diner
- Pleasant Rear Garden
- Bathroom and Downstairs WC
- Popular Village Location
- Spacious Living room
- Parking and Garage
- Available to Rent August

**** Available early August**** Hizzy Lettings are pleased to offer this smartly presented 3 bedroom home located in the village of Layham, just a short distance away from Hadleigh & within easy reach of the A12. The entrance hall provides access to the living room, ground floor WC & kitchen/diner as well as the stairs which lead to a good side landing. On the first floor there are 2 double bedrooms, 1 single bedroom & a well appointed bathroom. The rear garden is laid to patio for easy maintenance & there is a garage & off road parking for 2 cars.

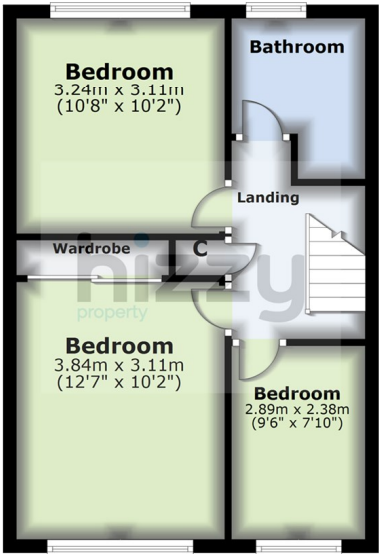




Ground Floor



First Floor



Total area: approx. 81.2 sq. metres (874.3 sq. feet)

The floor plan is intended as a guide only.
Plan produced using PlanUp.

EPC

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		
England & Wales		
EU Directive 2002/91/EC		

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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