

**35a Aldham Road, Hadleigh, Ipswich, Suffolk, IP7 6BL**

Available from: 2nd January 2023  
Furnishing: Unfurnished

Rent: £1,350  
Deposit required: £1,350

THE  
**LETTING**  
DEPARTMENT 





## IMMACULATE THREE BEDROOM FAMILY HOME

- Off Street Parking
- Immaculate Throughout
- Secure Driveway Gate
- Ensuite

### Accommodation

Aldham Road is an immaculate three bedroom family home. Situated on a corner plot, the property has two off road parking spaces, together with a garage and secure driveway gate. The driveway and garage have direct access to the patio area. The entrance from the patio into the property leads directly to a bright and modern kitchen diner. Double doors from the kitchen open into a cosy sitting room with open fire place. There is a conservatory with direct access to the patio which has sunproofing on the roof and windows. There is also a downstairs cloakroom.

The first floor comprises a master bedroom, with ensuite, together with both a large double bedroom and large single bedroom. There is also a modern family bathroom.

### Location

Aldham Road is located within easy walking distance of the town centre. Hadleigh is a very popular historic market town situated about 10 miles from Ipswich, 9 miles from Manningtree and about 13 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.



### Local Authority and Council Tax

Babergh District Council, Band D

### EPC Rating

Current B(86). Potential B(86).



All enquiries:

**Donna Spark**

[donna@thelettingdepartment.co.uk](mailto:donna@thelettingdepartment.co.uk)

**The Letting Department**

[info@thelettingdepartment.co.uk](mailto:info@thelettingdepartment.co.uk)

01473 372 222