



Highfield  
Eye

£900 per month

- 2 Bedrooms
- Driveway parking
- Double glazed
- Gas radiator heating
- Wet Room
- Useful garden building



This 2 bedroom detached bungalow has undergone an extensive refurbishment in recent months to now be ready for first tenants. Windows are double glazed, gas radiator heating installed along with no carpeted floor surfaces. The former bathroom is now an easily used Wet Room. Outside the paved rear garden area extends along one side to a sizeable timber workshop.

**Entrance Porch:** With PVCu outer door and glazing to match making this a well-lit entrance area. An internal door leads through to the main accommodation. Shelved Meter cupboard. Shoe storage.

**Lounge:** 17'2" x 12'7" (5.23m x 3.84m)

With picture window to the front elevation along with a further window at the side. A chimneybreast has attractive timber chimneypiece to an electric 'real' fire. Two double radiators. Television and BT points.

**Kitchen:** 9'7" x 8' (2.92m x 2.44m)

With units fitted along all four walls incorporating a glazed door leading out to the garden area. Worksurface extends across cupboard and drawer storage options along with appliance space for washing machine and slimline dishwasher. Integrated single oven with newly installed electric hob complete with chimney hood above. Wall cupboards. Integrated fridge and freezer. Stainless steel sink unit with mixer tap. Water softener. Vaillant Eco Tec Pro 28 gas boiler supplying domestic hot water. Single radiator. Recessed spots.

**Inner Hall:** Serving as hub to the bedrooms and wet room and with access to the loft space above. A fitted loft ladder provides access to a space complete with light, boarding and power.

**Bedroom 1:** 11'10" x 10'4" (3.6m x 3.15m)

Set to the front of the property and with windows to two aspects. Television point. Single radiator with thermostatic radiator valve.

**Bedroom 2:** 11'4" x 8'10" (3.45m x 2.7m)

With window to the rear elevation overlooking the garden. Double radiator with thermostatic radiator valve. Television point.

**Wet Room:** Originally a bathroom and since converted to a wet room with drained floor and Mira Sport shower arrangement along with pedestal wash basin and low level wc. Stainless finish vertical railed radiator. Mirror. Medicine cabinet. Window to the rear.

**Outside:** The bungalow occupies a slightly elevated corner plot with driveway and lawned open plan garden area. The rear is paved, bordered by planting and set within fenced boundaries. Alongside the property is a sizeable timber shed used by previous owners as a workshop/office space and has power and light connected. The building measures 19'3 x 9'6 (5.28m x 2.91m) with doors at front and rear. Outside tap & lighting.

**Services:** The vendor has confirmed that the property benefits from mains water, electricity, gas and drainage.

**Conditions of Letting:** Please be sure to obtain a copy of the Harrison Edge Important Notice to all Prospective Tenants setting out the procedure of referencing and the HM Government publication - How To Rent, The Checklist for Renting in England. NO PETS or smoking permitted at the property. References of Prospective tenant(s) will be taken via Homelet. Harrison Edge Estate Agents belong to Propertymark

Client Money Protection Scheme and Mydeposits.

**Important Notice**

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**Local Authority**

Mid Suffolk District Council, Ipswich, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX 0300 123 4000.

**Council Tax**

The property has been placed in Tax Band B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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