



MALTINGS COTTAGE, RICKINGHALL, IP22

£875 PCM

Charming 2-bedroom semi-detached Period cottage in a sought-after village with good local amenities. 2 reception rooms, character features and a good-sized cottage garden.

- 2 Bedrooms
- Electric Heating
- Deposit £1,035
- Holding Deposit £205
- EPC - E
- Council Tax Band B
- Character Features
- Garden

Charming 2-bedroom semi-detached Period cottage in a sought-after village with good local amenities. 2 reception rooms, character features and a good-sized cottage garden.

LOCATION Positioned on the main street through the village (which is bypassed from the A143). Rickingham is a well-served north Suffolk village which combined with Botesdale, has an excellent range of amenities including shops, supermarket, primary school, health centre, public houses and active local community. Diss is 7 miles and Bury St Edmunds 16 miles.

SITTING ROOM

Front entrance door, inglenook fireplace with wood burner. 2 electric night storage heaters with windows to the front and rear aspects and carpet flooring.

DINING ROOM

Window to the front aspect, carpet flooring and an electric night storage heater.

KITCHEN

Range of medium Oak style base units, range of worksurfaces with an inset single drainer sink and a fitted electric oven and hob. Two windows to the rear aspect, tiled flooring and electric wall heater.

BATHROOM

Suite comprises panelled bath with shower mixer over, pedestal hand wash basin and low-level WC. Tiled flooring and electric wall heater. Opaque window to the side aspect.

FIRST FLOOR LANDING

Wood floorboards and an electric night storage heater.

BEDROOM ONE

Wooden floorboards, window to the front aspect and electric panel heater. Airing cupboard housing the hot water cylinder.

BEDROOM TWO

Wooden floorboards, window to the front aspect and electric panel heater.

OUTSIDE

At the rear there is an established cottage style garden, which is mostly laid to lawn with established shrubs, plants and a paved patio.

AGENTS NOTES

The doorways in the property are at a restricted height.

COUNCIL TAX

Band B, Mid Suffolk Council - (26/27 - £1,779.73)

AVAILABLE FROM: End October 2026

Holding deposit: £200

Security deposit: £1005

EPC - E

Viewings - Strictly by appointment with Kings & Co Lettings

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view

Council Tax Band: B (Mid Suffolk District Council)

Deposit: £1,005

Holding Deposit: £200

Parking options: On Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Electric

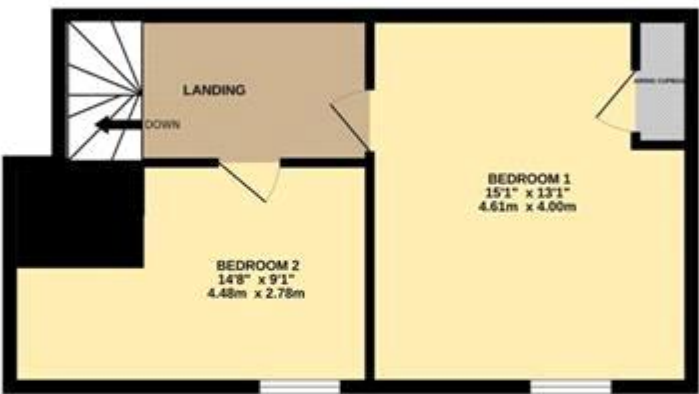
Water supply: Mains



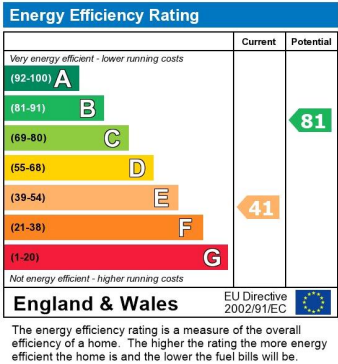
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq ft. (76.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex 6/2023



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.