



ASH PLOUGH, STRADBROKE, STRADBROKE, EYE £1,300 PCM

Three bedroom property located in Stradbroke with field views to the rear. The property benefits from Oil central heating with a log burner in the sitting room, integrated kitchen and ensuite to the master bedroom. There is a car port to the side of the property and additional parking to the front.

- 3 Bedrooms
- Council Tax Band C
- EPC - C
- Holding Deposit - £300
- Deposit - £1,500
- Downstairs WC
- Fitted Kitchen
- Garden
- Log Burner
- Oil Fired Central Heating

LOCATION

The property is half a mile away from the centre of the village Stradbroke. The village offers a wide range of local amenities, including a Spar convenience store, bakery, butcher, medical centre, village hall, children's play areas, hairdresser, library/Post Office, schools and two public houses.

PROPERTY DESCRIPTION

ENTRANCE

Enter through the main door into the hallway with doors leading to:

SITTING ROOM

Spacious living area with a log burner, double door leading to the kitchen/diner. Carpet flooring and window to the front aspect.

KITCHEN/DINER

Modern fitted kitchen with integrated dishwasher, full height fridge freezer, washing machine and double electric oven and fitted electric hob. Windows to the rear aspect overlooking the garden. Tiled flooring throughout with dining area and door to the rear garden.

BEDROOM ONE

Large double bedroom with built in double wardrobe. Window to the front aspect, carpet flooring. This bedroom benefits from a shower ensuite with low level WC and hand basin with window to the front aspect.

BEDROOM TWO

Another good-sized bedroom which has been fitted out as a home office with built in storage cupboards and shelved units. Double aspect windows to the front and rear of the property with carpet flooring.

BEDROOM THREE

Double bedroom with window to the rear aspect, overlooking the garden and fields. Built in single wardrobe and carpet flooring.

BATHROOM

Family bathroom with three-piece white suite comprising low level WC, pedestal hand wash basin and bath with mixer taps and shower head attachment. Window to the rear aspect with partially tiled walls and carpet flooring.

OUTSIDE

The property benefits from an integral car port with electric points and a parking space, there are two further parking spaces in front of the property. The rear of the car port provide access to the rear garden which is mainly laid to lawn with a spacious patio area and summer house. The garden has open views of the fields behind the property.

COUNCIL TAX – Band C Mid Suffolk District Council (2025/2026 - £1,944.12 pa)

AVAILABLE April 2026

HOLDING DEPOSIT - £300

DEPOSIT - £1500

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

References are undertaken by an external referencing agency and are subject to a minimum 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

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: C (Mid Suffolk District Council)

Deposit: £1,500

Holding Deposit: £300

Parking options: Driveway

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

