



LOW STREET, HOXNE, EYE

£950 PCM

2 bedroom Grade II listed cottage with modern kitchen and ground floor bathroom. The property has a walled garden with a parking space for one car.

- Grade II listed cottage
- 2 Bedrooms
- Damage Deposit £1096
- Holding Deposit £219
- Council Tax Band B
- EPC - E
- Allocated Parking Space

Hoxne is a delightful rural hamlet close to some of north Suffolk's countryside and walks. Hoxne is a thriving village that offers a post office, local shop, primary school, as well as a public house. The nearby towns of Eye and Diss provide lots of local amenities including supermarkets, café's, schools and independent shops. There are frequent mainline trains from Diss to Norwich and London Liverpool Street Station.

Property comprises

ENTRANCE:

The property is accessed by garden gate and then a stable door into the Kitchen

KITCHEN/ BREAKFAST ROOM

Good sized kitchen/breakfast room with newly fitted wall and base units and work tops, washing machine and space for two additional under counter appliances. Built in electric oven with hob. A spacious walk-in pantry giving you additional storage space. Tiled flooring, modern electric heater and windows to the side aspect and garden views. Door to hallway with an under-stair cupboard and access to:

SITTING ROOM

Sitting room with patio door for access to the garden. Wooden flooring, modern electric heater and a skylight giving the room plenty of light.

BATHROOM

Spacious ground floor modern bathroom with electric shower over bath, hand wash basin, low level WC and a heated towel rail. Vinyl flooring, wall mounted heater and a window to the side aspect.

BEDROOM ONE

Part furnished bedroom with built in wardrobe, wooden flooring, electric heater and windows to the side and rear aspect.

BEDROOM TWO

Single bedroom with window to the front aspect

OUTSIDE

The property benefits from an off-road parking space for one car and a lovely walled cottage garden.

COUNCIL TAX BAND – Mid Suffolk District Council, Band B

EPC – E

Please note that this property is a Grade II listed building and therefore has single glazing.

Available to let April 2026

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: B (Mid Suffolk District Council)

Deposit: £1,096

Holding Deposit: £219

Parking options: Off Street

Garden details: Enclosed Garden


Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(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.

