



WHEATFIELDS, RICKINGHALL, IP22

LET

£1,100 PCM

Newly decorated semi-detached house positioned in a cul-de-sac location in the sought-after village of Rickingham, sitting room, kitchen/dining room, conservatory, 3 bedrooms, bathroom, UPVC double glazing, electric heating, garage, parking and garden.

- 3 Bedroom semi detached house
- Council Tax Band B
- Damage Deposit £1,265
- Holding Deposit £250
- EPC - E
- Newly decorated
- Conservatory
- Garage
- Garden

Newly decorated semi-detached house positioned in a cul-de-sac location in the sought-after village of Rickingham, sitting room, kitchen/dining room, conservatory, 3 bedrooms, bathroom, UPVC double glazing, electric heating, garage, parking and garden. The property has also had new carpets throughout.

LOCATION The property is situated in a popular cul-de-sac development. Rickingham combined with Botesdale is a well-served north Suffolk village with good range of facilities including supermarket, health centre, primary school, church, range of shops and active local community.

ENTRANCE HALL

Front entrance hall, coat hooks, stairs to first floor, glazed door to...

SITTING ROOM 13' 10" max x 12' 07" max (4.22m x 3.84m) Electric fire and surround, window to front, under stair storage cupboard and carpet flooring.

KITCHEN/DINING ROOM 15' 7" x 8' 04" (4.75m x 2.54m)
Range of dark wood base and wall units, work surfaces, inset single drainer sink unit, freestanding cooker, extractor hood, tiled splash backs, window to rear, wood effect vinyl flooring.

CONSERVATORY 17' 08" x 7' 09" (5.38m x 2.36m)
Brick/UPVC construction with French doors to rear Garden.

ON THE FIRST FLOOR

LANDING Window to side.

BEDROOM ONE 12' 05" max x 9' 05" max (3.78m x 2.87m)
Window to front, electric heater and carpet flooring.

BEDROOM TWO 10' 01" x 9' 05" (3.07m x 2.87m)
Window to rear, electric panel heater and carpet flooring.

BEDROOM THREE 8' 01" x 6' 07" (2.46m x 2.01m)
Window to rear, built-in desk, electric panel heater and carpet flooring.

BATHROOM

White suite comprising pedestal hand wash basin, low level WC, panelled bath with electric shower over, window to rear, airing cupboard with hot water tank, medicine cabinet, toilet roll holder, heated towel rail.

OUTSIDE

Small front garden. Driveway offers parking and leads to single garage with up and over door. To the rear is a fully enclosed and garden, mostly laid to lawn with patio & decked area and wooden shed.

COUNCIL TAX BAND B Mid Suffolk District Council (26/27 - £1,779.73)

AVAILABLE FROM: Beginning of September 2026

Holding deposit: £250
Security deposit: £1,265

EPC – E

Viewings - Strictly by appointment with Kings & Co Lettings

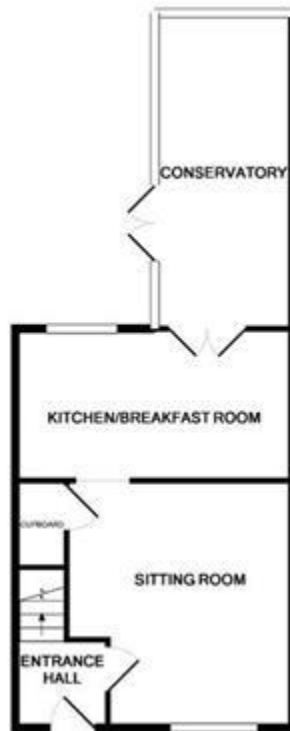
The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

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: £1,265
Holding Deposit: £250
Parking options: Garage, Off Street
Garden details: Private Garden





TOTAL APPROX. FLOOR AREA 77.5 SQ.M. (834 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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