



HECKFIELD GREEN, HOXNE

£1,000 PCM

Spacious 3 Bedroom end-terrace house with front and rear gardens. The property has a generous sized kitchen/diner, utility room and downstairs cloakroom as well as a family bathroom upstairs. The property benefits from oil fired central heating and UPVC double glazing.

- 3 Bedroom semi detached house
- EPC = D
- Damage Deposit £1150
- Holding Deposit £230
- Council Tax Band B
- Bathroom with shower over bath
- Newly decorated
- Oil Fired Central Heating

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LOCATION The property is situated within the small hamlet of Heckfield Green, part of the ever popular and desirable Suffolk village of Hoxne. Eye is about 3 miles and Diss 4 miles. Diss offers excellent amenities including shops, supermarkets, schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

ENTRANCE HALL Opens to...

SITTING ROOM 13' 7" x 10' 10" (4.14m x 3.3m) Brick fireplace with electric fire, tiled hearth, wooden mantel over. Carpet flooring and window to the front aspect.

KITCHEN/DINING ROOM 16' 9" x 11' 2" (5.11m x 3.4m) With range of work surfaces having Shaker style cupboards and drawers, inset 1½ sink unit; matching fitted wall cupboards. Electric double oven, double French doors lead to the rear garden. Built in pantry cupboard and wood effect vinyl flooring

REAR HALL Leads to...

CLOAKROOM With hand wash basin and low level wc. Tiled floor.

UTILITY ROOM 9' 7" x 5' 11" (2.92m x 1.8m) With work surface having inset sink unit appliance space, plumbing for washing machine, tiled floor and oil-fired boiler.

ON THE FIRST-FLOOR

LANDING With airing cupboard and carpet flooring.

BEDROOM 1 11' 0" x 10' 11" (3.35m x 3.33m) Carpet flooring and window to the front aspect.

BEDROOM 2 12' 0" x 11' 2" max (3.66m x 3.4m) Carpet flooring and window to the rear aspect.

BEDROOM 3 8' 9" x 7' 11" (2.67m x 2.41m) Carpet flooring and window to the front aspect.

BATHROOM 7' 8" x 5' 1" (2.34m x 1.55m) With suite comprising panelled bath with electric shower and tiling over, pedestal hand wash basin and low level wc. Tiled floor, extractor fan.

OUTSIDE The property occupies a triangular plot with gardens to the front, rear and side. Wooden shed for storage of garden items.

EPC RATING - D

COUNCIL TAX – Mid Suffolk Council, Band B - £1,802 - 2026/2027

Holding Deposit - £230
Damage Deposit - £1,150

Available to let – August 2026

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

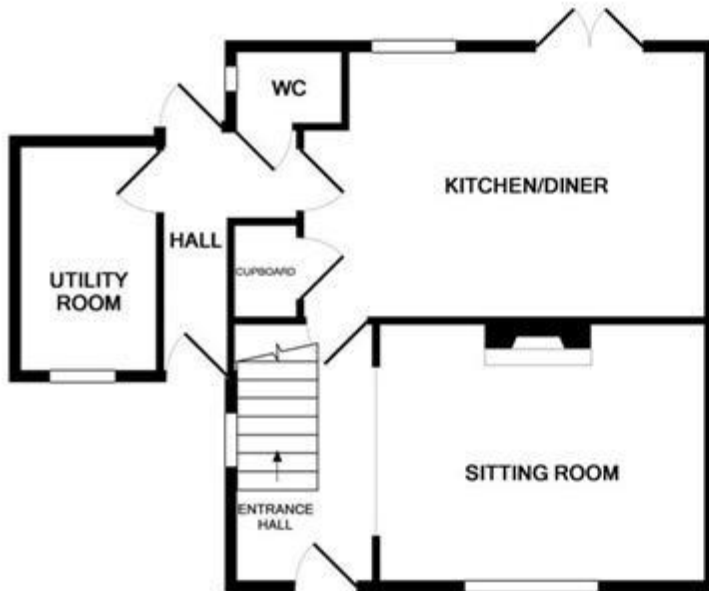
References are undertaken by an external referencing agency and are subject to a minimum 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

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.

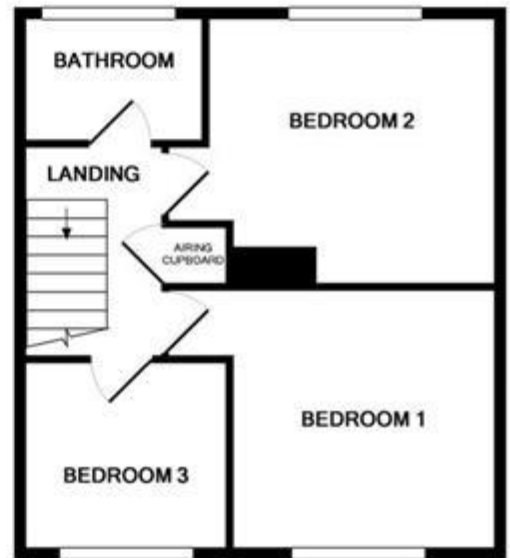
We endeavour to make our property details accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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: £1,150
Holding Deposit: £230
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Mains





GROUND FLOOR
APPROX. FLOOR
AREA 517 SQ.FT.
(48.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.6 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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.



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.