



Clopton Gardens | Hadleigh | IP7 5JG

£875 pcm

A two-bedroom end terrace property in the sought after location of Hadleigh. The property benefits from two double bedrooms, large living room, modern kitchen and large rear garden. Call now to arrange a viewing.

- Available Now
- Popular Location
- Modern Kitchen
- Living Room/Diner
- Large Rear Garden
- On Road Parking

ENTRANCE HALL Enter from the front door into entrance hallway. Doors to living room, kitchen, under stairs storage cupboard and further cupboard. Stairs leading to first floor.

LIVING ROOM 21' 3" x 10' 1" (6.48m x 3.07m) Wood effect laminate flooring and neutrally decorated walls. Windows to both front and rear aspect. Electric fireplace and radiator.

KITCHEN 7' 8" x 7' 9" (2.34m x 2.38m) Range of white matching base and wall mounted units with complementary black work surfaces. Tile splash backs. Space for washing machine under counter and freestanding fridge/freezer. Four-ring electric hob with extractor hood over and electric oven. Power points. Window to rear aspect. Door to rear garden.

LANDING Access to loft space. Window to side aspect. Doors to both bedrooms and bathroom.

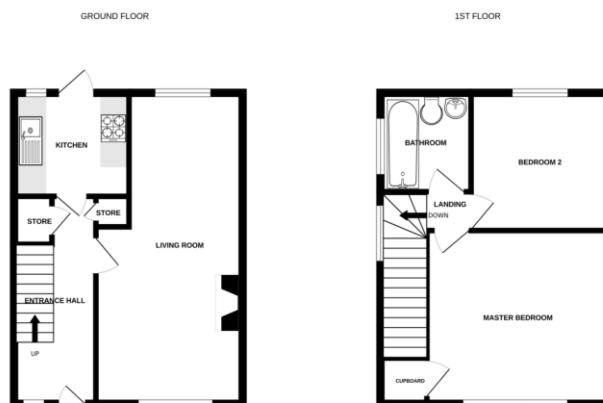
MASTER BEDROOM 13' 0" x 10' 8" (3.97m x 3.26m) Light brown carpets and magnolia walls. Cupboard housing boiler. Window to front aspect with radiator below.

BEDROOM TWO 10' 0" x 9' 11" (3.07m x 3.03m) Light brown carpets and magnolia walls. Window to rear aspect with radiator below.

BATHROOM White suite comprising low-level flush WC, pedestal wash hand basin and paneled bath with shower over. Tiled walls. Wood effect vinyl flooring. Radiator. Window to side aspect.

GARDEN The garden is mainly laid to lawn with a small patio area immediately from the back door. Path to rear of the garden to garden gate which allows rear access to the property and access to wooden shed. Timber fence surround.

Local Authority – Babergh District Council
Council Tax Band – B
Post Code – IP7 5JG



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error or omission in the measurements. The plans are for illustrative purposes only and should be used as a guide only. The landlord, agent and applicable others have not been held as the guarantor of the accuracy of the information contained herein. Made with Stages 2023



Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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