

Summary

This spacious property, in need of modernization, offers ample potential. Featuring four generously sized bedrooms, two bathrooms, a living room, a kitchen with storage space, a dining room, and a sunroom this home provides plenty of living space. Rear garden, off road parking and garage.

Description

Approximate Room Sizes

THE LOCATION: Hadleigh, a vibrant market town nestled in history, boasts a bustling high street adorned with a delightful array of independent shops, inviting pubs, cozy cafes, gourmet delis, and enticing restaurants.

The town offers an extensive range of amenities and services, including top-notch primary schools, a modern leisure centre, a refreshing swimming pool, and a well-stocked library, catering to the diverse needs of its residents.

Situated just 9 miles away, the major town of Ipswich serves as a gateway to essential transportation routes, with easy access to the A14 trunk road and A12 leading to London. For those commuting to the capital, excellent rail connections are available at Manningtree (10 miles) and Colchester (15 miles), ensuring swift journeys to London Liverpool Street.

THE PROPERTY: In need of modernization, this property boasts a PVC porch leading into a spacious hallway, adorned with doors branching out to all other areas and featuring two substantial storage cupboards. Throughout, all rooms are generously spacious and bathed in natural light, offering a welcoming atmosphere.

The living room, graced with windows overlooking the front and side, hosts an electric fireplace. The kitchen, equipped with base units and ample space for appliances, a tiled floor and an additional large storage cupboard for added convenience.

This property also presents four bedrooms, each offering ample space and natural light, ensuring comfortable living quarters for the occupants. Two bathrooms provide convenience and functionality, while the dining room offers an ideal space for family gatherings and entertaining.

A highlight of this property is the sunroom, featuring doors opening into the garden, seamlessly blending indoor and outdoor living. Outside, the rear garden boasts a patio area, perfect for al fresco dining and the remainder of the garden is mainly laid to lawn.

Additionally, there is off-road parking available to the front, providing ease of access for residents and guests, as well as a tandem garage for additional storage or vehicle accommodation.

SITTING ROOM: 18' 0" x 12' 10" (5.50m x 3.92m)

KITCHEN: 13' 5" x 12' 7" (4.10m x 3.86m)

BATHROOM: 7' 10" x 5' 4" (2.41m x 1.64m)

BEDROOM: 8' 8" x 7' 1" (2.65m x 2.18m)

DINING ROOM: 12' 7" x 11' 5" (3.85m x 3.48m)

BEDROOM: 13' 5" x 11' 5" (4.10m x 3.48m) With fitted wardrobes.

BEDROOM: 10' 4" x 8' 7" (3.16m x 2.64m) Fitted wardrobes.

BEDROOM: 10' 4" x 9' 1" (3.16m x 2.79m) Fitted Wardrobes.

SHOWER ROOM: 7' 1" x 6' 1" (2.17m x 1.87m)

WC: 5' 5" x 4' 1" (1.67m x 1.27m)

SUN ROOM: 11' 8" x 9' 1" (3.56m x 2.79m)

AGENTS NOTE Council & Council Tax Band – Band D - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Heating

Broadband - Superfast broadband with downloads speeds of up to 66 Mbps and upload speeds of up to 14 Mbps (Ofcom data)

Mobile Coverage - Voice & Data available with EE, O2 & Vodafone. (Ofcom data)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Services – Mains Gas, Water & Electricity

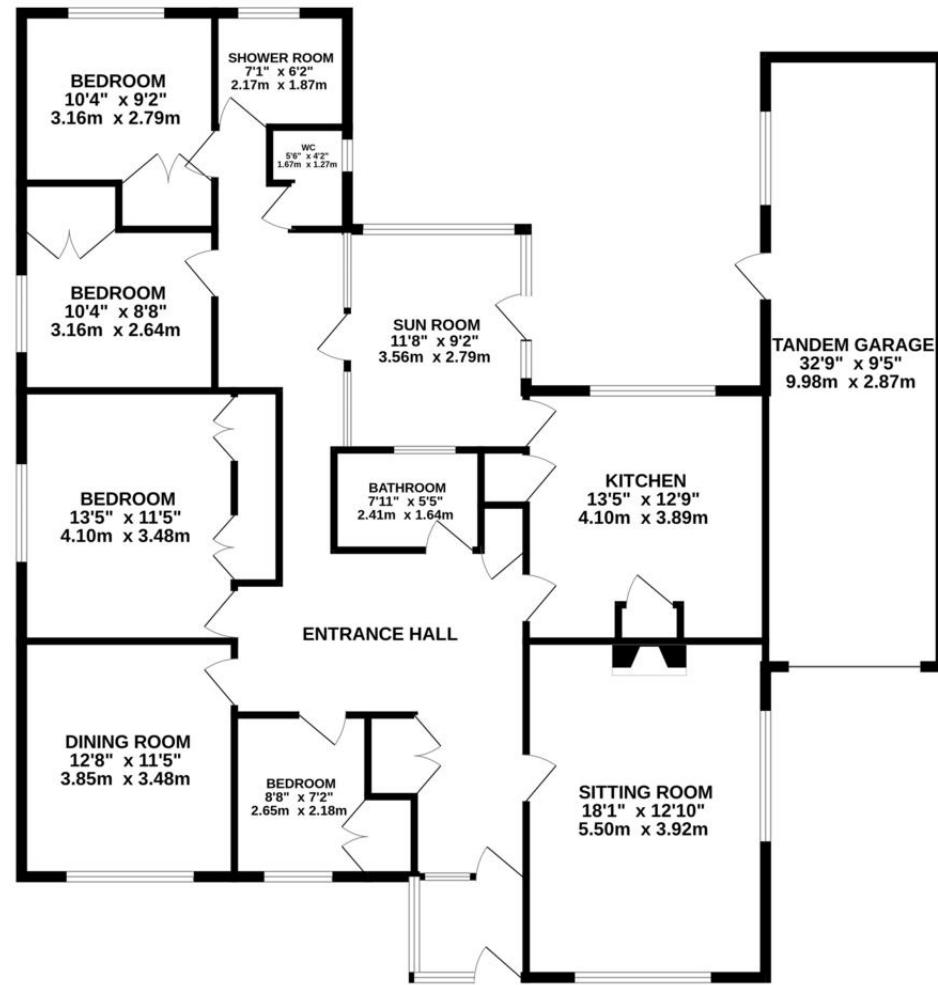
Post Code – IP7 5HU

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA: 1575 sq.ft. (146.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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If you would like to speak to one of our mortgage advisors call now – 01787 468400

Your home may be repossessed if you do not keep up repayments on your mortgage.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Highlands Roads | Hadleigh | IP7 5HU

£435,000

This spacious property, in need of modernization, offers ample potential. Featuring four generously sized bedrooms, two bathrooms, a living room, a kitchen with storage space, a dining room, and a sunroom this home provides plenty of living space. Rear garden, off road parking and garage.

- Four Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Front and Rear Gardens
- Walking Distance of High Street
- Nearby Bus Route

EPC to follow