



7 Brett Green, Layham, Ipswich, Suffolk, IP7 5LX

£210,000 - Freehold



A well presented three bedroom end of terrace bungalow arranged to provide spacious and well appointed living accommodation including entrance lobby, entrance hallway, 18ft 3ins Sitting/Dining Room, kitchen /breakfast room, conservatory and bathroom together with single garaging and good sized low maintenance gardens, all situated on this popular development overlooking a small greensward to the front and to the rear offering far reaching views across the River Brett to the countryside beyond.

Upper Layham lies about one mile to the south of the market town Hadleigh which benefits from a wide range of amenities and facilities. Ipswich, Colchester and Manningtree are all within easy reach and each offer main line rail links with London's Liverpool Street Station.

Built we believe during the 1960's "No. 7 Brett Green" is of cavity wall construction presenting a mixture of brick, rendered and colour washed elevations under a pitched roof clad with tiles. The property benefits from UPVC sealed unit double glazing and gas fired radiator heating. The accommodation is as follows:

ON THE GROUND FLOOR

UPVC sealed unit double glazed door with adjacent UPVC sealed double glazed panel to:

Entrance Lobby

With glazed double doors to the entrance hall, tiled floor and ceiling light point.

Entrance Hallway

15ft 11ins maximum x 9ft 8ins maximum narrowing slightly at either end with doors to the sitting/dining room, kitchen/breakfast room, bedrooms and bathroom, built in storage cupboard, access to roof space with loft ladder and light, radiator and ceiling light point.

Sitting/Dining Room

18ft 3ins x 11ft 11ins with triple aspect windows including UPVC sealed unit double glazed sliding doors to the front and side offering far reaching views across the River Brett to the surrounding countryside beyond, electric real flame effect fire with marble hearth and surround, radiator and ceiling light point.

Kitchen/Breakfast Room

12ft 9ins x 7ft 11ins with window and UPVC sealed unit double glazed door to the conservatory. The kitchen itself comprises a range of units including an inset twin bowl single drainer sink unit with chrome mixer and cupboards and drawer under, range of work surfaces some with drawers under, space and point for an electric or gas oven with extractor over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a refrigerator, range of wall mounted storage cupboards including two full height storage cupboards one housing a wall mounted gas fired boiler serving domestic hot water and central heating, lagged hot water tank with emersion, fully tiled walls, tiled floor, radiator and strip lighting.

Conservatory

9ft 7ins x 6ft 5ins of UPVC sealed unit double glazed construction on a brick plinth with windows and UPVC sealed unit double glazed door overlooking and leading to the rear gardens, range of work surfaces, tiled floor and two double power sockets.

Bedroom 1

12ft 9ins x 10ft 6ins with window to front offering far reaching views across the River Brett to the surrounding countryside beyond, built in double wardrobe, radiator and ceiling light point.

Bedroom 2 (currently used as a dining room)

10ft 11ins x 8ft 11ins with window to rear overlooking the rear garden, radiator and ceiling point.

Bedroom 3

7ft 5in x 7ft 3ins with window to rear overlooking the gardens, radiator and ceiling light point.

Bathroom

With window to rear and white suite comprising concealed cistern wc, wash basin with chrome mixer and storage beneath, panelled bath with chrome fittings incorporating a shower over, fully tiled walls, radiator and ceiling light point.

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OUTSIDE

Single Garage

In a separate block immediately behind the property. Presenting rendered and colour washed elevations under a corrugated roof with sliding steel up and over door to front. Immediately in front of the garage is a hard standing providing additional off road parking for one vehicle and a footpath from the parking area provides access via a pedestrian gate to the rear garden.

Garden

To the front the gardens are of a low maintenance nature with a footpath providing access to both the front door and patio doors from the sitting/Dining room. To the rear the gardens are mainly paved with raised flowering and shrub borders all bounded by close boarded fencing.

Timber Shed

Outside Tap

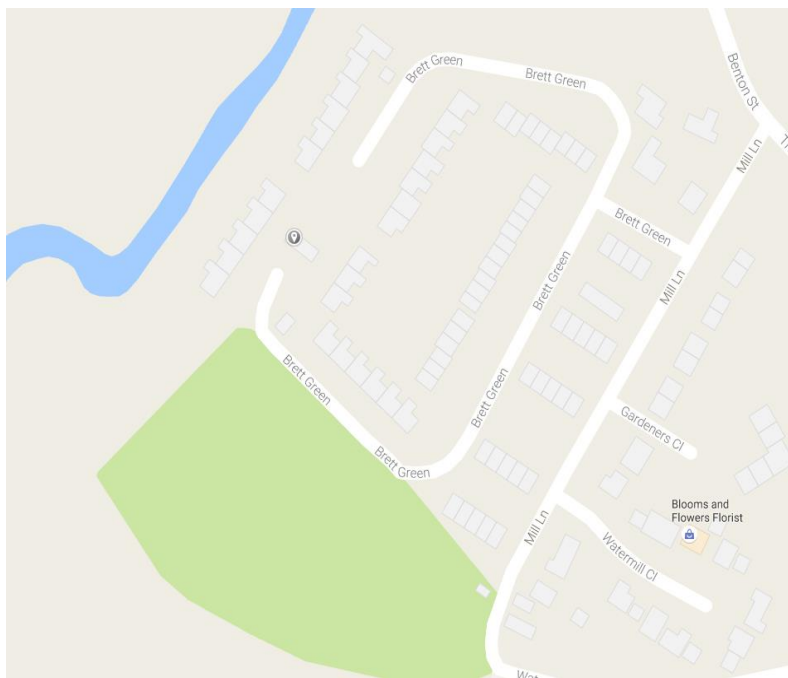
Services

We understand that all mains services are connected.

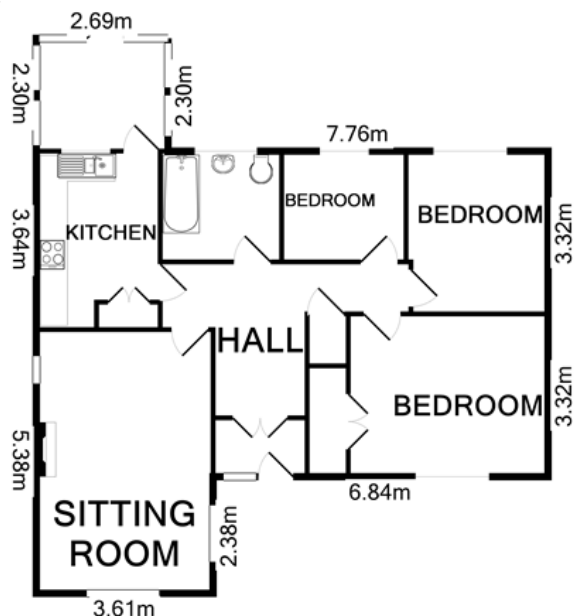
Viewing

Strictly by prior appointment via the Vendors agent.

Directions



Floor Plan



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Energy Performance Certificate

7, Brett Green, Layham, IPSWICH, IP7 6LX

Dwelling type: End-terrace bungalow

Date of assessment: 02 August 2016

Date of certificate: 02 August 2016

Reference number: 8709-3324-6629-3207-3883

Type of assessment: RdSAP, existing dwelling

Total floor area: 75 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,882

Over 3 years you could save

£ 1,184

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 153 over 3 years	<p>You could save £ 1,184 over 3 years</p>
Heating	£ 2,010 over 3 years	£ 1,328 over 3 years	
Hot Water	£ 603 over 3 years	£ 219 over 3 years	
Totals	£ 2,862	£ 1,699	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower heating costs

92+ (A+)
88-91 (A)
85-87 (B)
82-84 (B+)
79-81 (C)
76-78 (C+)
73-75 (D)
70-72 (E)
67-69 (E+)
64-66 (F)
61-63 (F+)
58-60 (G)
55-57 (G+)
52-54 (H)
49-51 (H+)
46-48 (I)
43-45 (I+)
40-42 (J)
37-39 (J+)
34-36 (K)
31-33 (K+)
28-30 (L)
25-27 (L+)
22-24 (M)
19-21 (M+)
16-18 (N)
13-15 (N+)
10-12 (O)
7-9 (O+)
4-6 (P)
1-3 (P+)

Not energy efficient - higher heating costs

Current: 55 (D)
Potential: 65 (C)

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 282	
2 Low energy lighting for all fixed outlets	£25	£ 75	
3 Heating controls (room thermostat)	£350 - £450	£ 144	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/saveenergy or call 0800 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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