



5 THE GRANARY

FROST & PARTNERS

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HADLEIGH, IPSWICH | | IP7 5TJ



**** NO CHAIN ****

A well presented three bedroom mews style townhouse forming part of an attractive granary conversion and includes a courtyard garden and off road parking for two vehicles. All located just a short distance from the centre of the town.

As you enter the property, there is an inviting reception hall with floor to ceiling windows to the front providing plenty of natural light, staircase rising to the first floor and latched doors to the kitchen/dining room and ground floor cloakroom.

The kitchen/dining room has windows to the front and comprises a one and a half bowl sink unit inset into a range of roll top work surfaces with cupboards and drawers below, range of matching wall mounted cupboards, integrated oven with four burner gas hob, space and plumbing for dishwasher and washing machine, space for upright fridge/freezer, gas fired boiler and latched door to the sitting room, which has a window to the rear overlooking the courtyard and French doors overlooking and leading out to the same and a brick feature fireplace.

On the first floor, there is a spacious landing with doors to the bedrooms and shower room, built-in cupboard housing the hot water tank and further staircase rising to the useful mezzanine space/study, which has a roof light to the front.

Bedroom 1 has a window to the rear overlooking the courtyard, access to the roof space and timber ceiling beams. Bedroom 2 has a



window to the front and a timber ceiling beam. Bedroom 3 has a window to the rear and a timber ceiling beam. The shower room comprises a corner shower cubicle, part tiled walls, low level wc and wash basin.

Outside, to the front, there is a driveway providing off road parking for one vehicle and a small area of lawn to the side. There is also an additional parking space at the end of the terrace. To the rear, there is a small courtyard garden, accessed via the sitting room.

Guide Price £325,000

Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: D

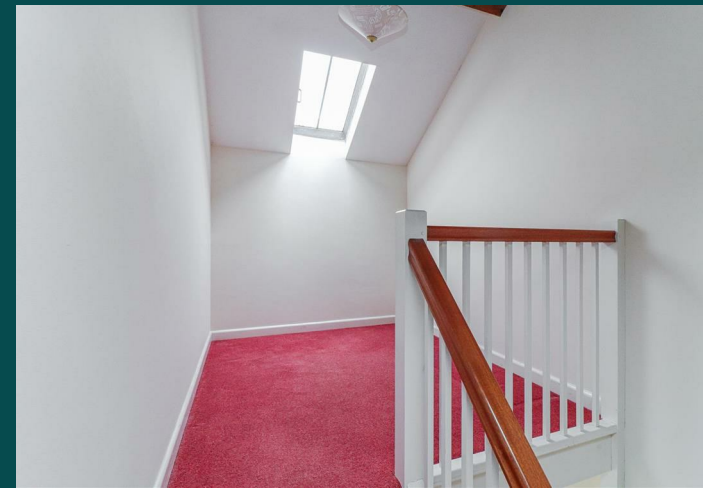




Ground Floor



First Floor



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.