



3 CHARTER CLOSE

FROST & PARTNERS

# 3 CHARTER CLOSE

HADLEIGH, IPSWICH | SUFFOLK | IP7 5HE



A two bedroom mid-terraced house with no ongoing chain, including sitting room, kitchen/diner and first floor bathroom and separate wc, together with low maintenance gardens and a single garage in a block.

The property is conveniently located just a short walk Morrison's Supermarket and the many shops and amenities along Hadleigh High Street.

As you enter the property via an entrance porch, there is a hallway with a staircase rising to the first floor, large built-in storage cupboard and doors to the kitchen/diner and sitting room, which has a window to the front, electric radiator and wall mounted electric fire and double doors to the kitchen/diner.

The kitchen/diner has a window to the rear overlooking the garden and a glazed door leading out to the same and comprise a single bowl sink unit inset into a range of work surfaces with cupboards and drawers below and matching wall mounted cupboards.

On the first floor, there is a landing with a range of built-in storage cupboards and doors to the bedrooms, bathroom and separate wc. Bedroom 1 has a window to the front and a range of built-in wardrobes and bedroom 2 has a window to the rear. The bathroom has a window to the rear and a white suite comprising a panelled bath with electric shower



over and a pedestal wash basin.

Outside, to the rear of the property, there is a low maintenance garden with two good sized sheds and a gate leading out to a single garage in a block.

Please note that this property would benefit from a programme of general improvement works and it will be sold as seen.

Mains electric, water and drainage are connected.

Guide Price £180,000

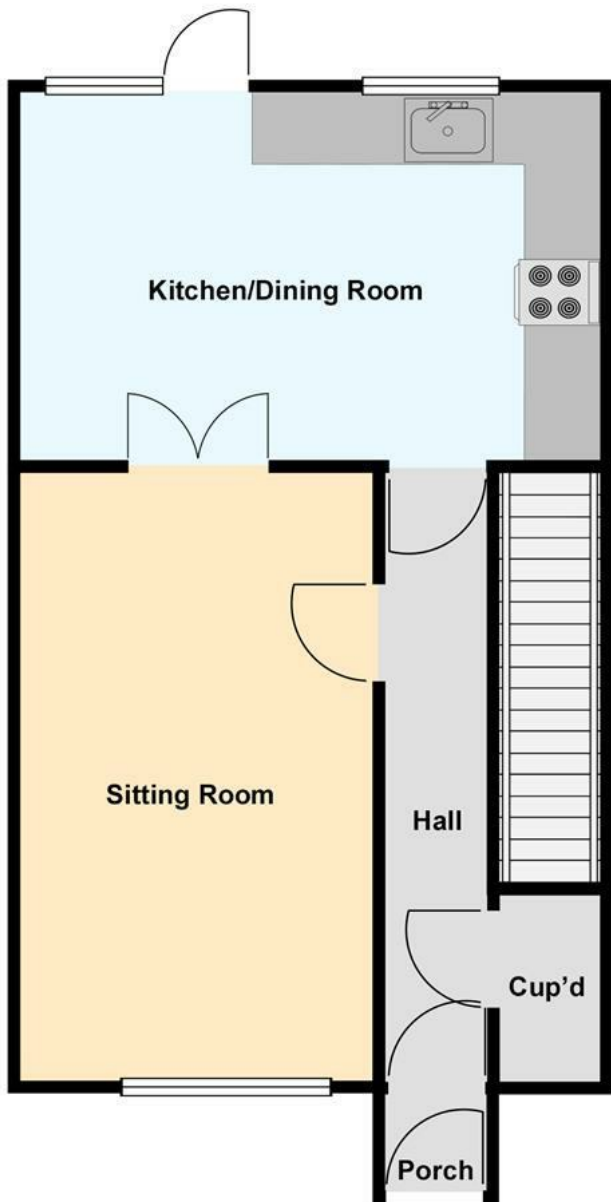
### **Additional Information**

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: B





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**Frost & Partners**

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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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 