



53 BENTON STREET

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5AR



A well presented two bedroom end of terrace period property including kitchen/dining room, sitting room and first floor bathroom, together with a low maintenance garden to the rear. All located just a short walk from Hadleigh High Street.

The property benefits from gas fired radiator heating and double glazed windows throughout.

The entrance door is to the rear of the property and leads straight into the kitchen/dining room, which has a window to the rear overlooking the garden and comprises a one and a half bowl stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, range of matching wall mounted cupboards, integrated oven with four burner gas hob and extractor above, space and plumbing for washing machine, space for fridge/freezer, wall mounted gas fired boiler, staircase rising to the first floor and a sliding door to the sitting room, which has dual aspect windows to the front and side.

On the first floor, there is a landing with doors to the bedrooms and bathroom. Bedroom 1 has a window to the front and a range of built-in wardrobes; one housing the hot water tank. Bedroom 2 has a window to the rear and a built-in wardrobe. The bathroom has a window to the rear and a modern white suite comprising low level wc, pedestal wash basin and a panelled bath with shower over and a glazed screen.



Outside, to the rear, the garden is of a low maintenance nature, laid mainly to patio with some mature shrubs, a tree and a timber garden shed. All bounded by panelled fencing.

Note: There is a pedestrian right of way to the side, accessing the neighbouring property.

Guide Price - £225,000

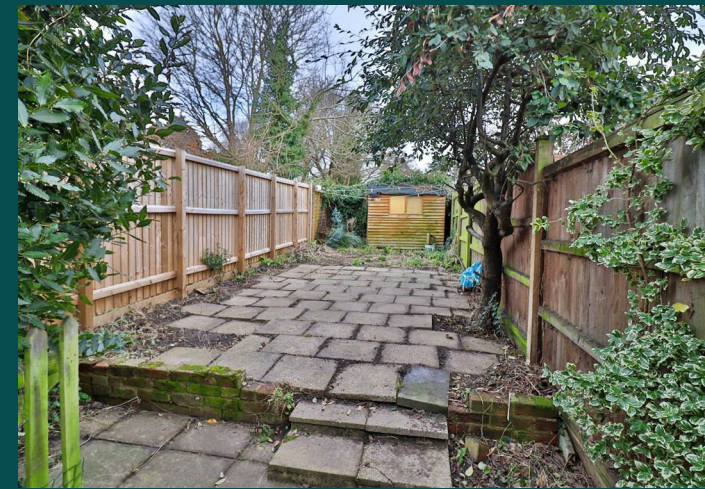
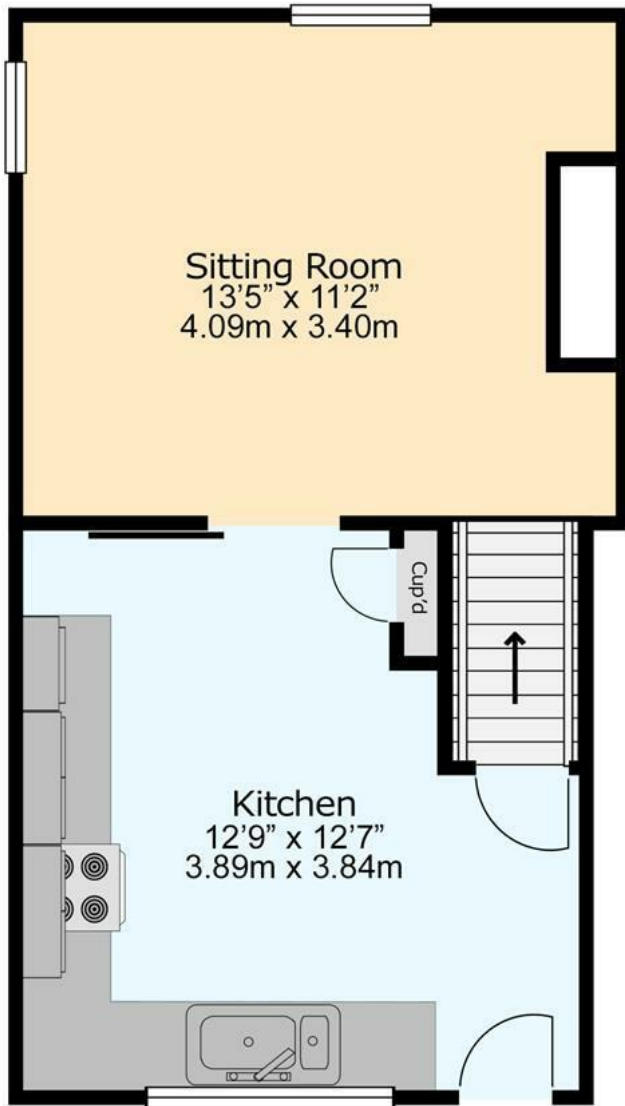
Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: B





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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			89
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	