



54 AYLWARD CLOSE

FROST & PARTNERS



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## HADLEIGH, IPSWICH | SUFFOLK | IP7 5SJ



A one bedroom semi-detached house arranged to provide well appointed living accommodation, including sun room, kitchen, dining room, ground floor bathroom and first floor bedroom with an en-suite shower room, together with low maintenance gardens and off road parking.

The property was built during the 1980's and presents brick elevations under a pitched roof clad with tiles and benefits from gas fired radiator heating.

As you enter the property, there is a hallway with doors to the dining room and bathroom. The dining room has a staircase rising to the first floor and opens into the impressive sun room, which benefits from natural light and has French doors overlooking and leading out to the rear garden. The kitchen comprises a stainless steel single drainer sink unit inset into a range of work surfaces; some with cupboards and drawers under, range of wall mounted cupboards, space for an oven, space and plumbing for washing machine, space for dishwasher and space for refrigerator. The bathroom has a white suite comprising a low level wc, pedestal wash basin and a panelled bath with shower over.

On the first floor, there is a small landing with a door to the bedroom, which has a dormer window looking out to the rear, two storage cupboards; one of which housing the gas fired boiler and an opening to the en-suite shower room,





which comprises a shower cubicle and wash basin.

Outside, there is a driveway to the front providing off road parking, electric car charging point and side pedestrian access via a gate to the rear. The garden is laid mainly to patio with steps leading up the garden with railway sleeper retainers and bounded by panelled fencing.

There is also designated off road parking space for one vehicle in a private car park.

Offers in The Region of - £225,000

### **Additional Information**

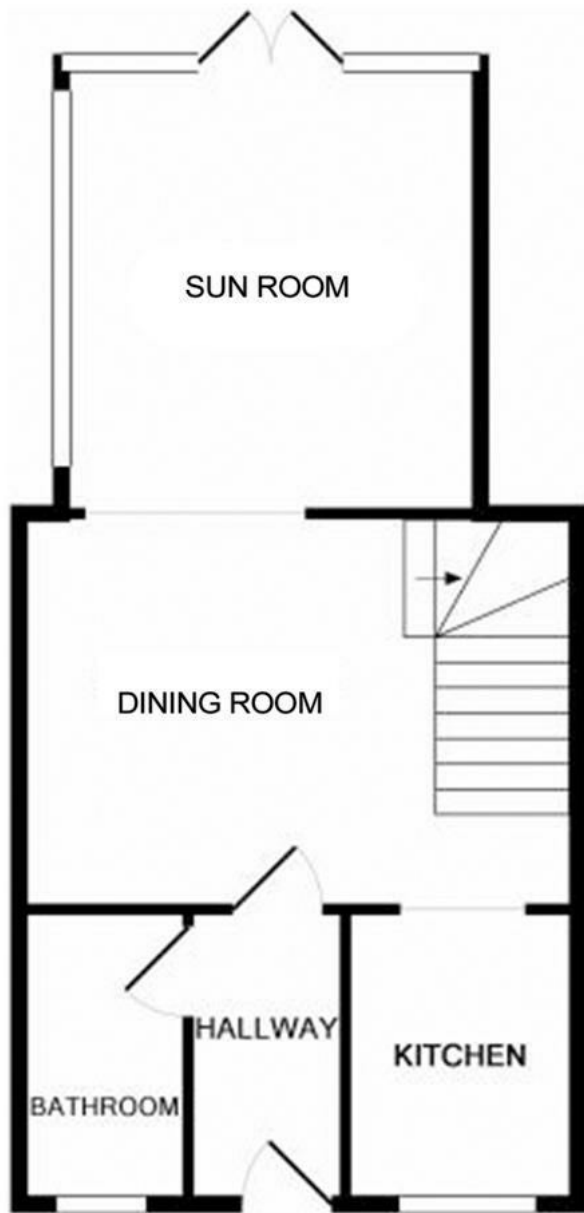
Tenure: Freehold

Local Authority: Babergh District Council

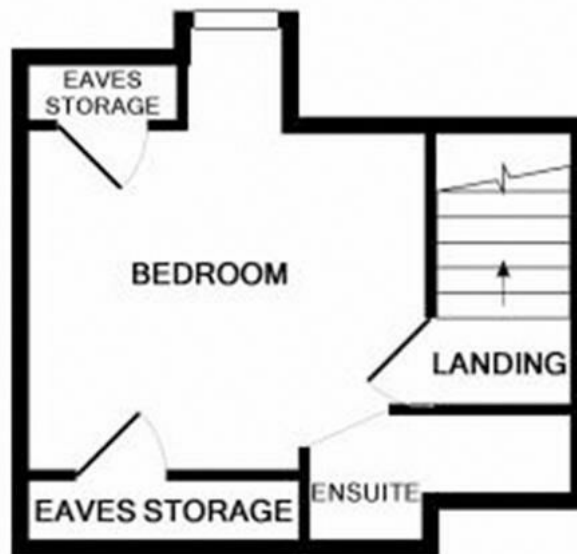
Council Tax: A







GROUND FLOOR



1ST FLOOR



# 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) A			
(81-91) B			
(69-80) C			79
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	