



18 GEORGE STREET

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5BB



A spacious semi-detached two bedroom house including large sitting/dining room, kitchen, ground floor shower room and first floor bathroom, together with private walled gardens and on the street parking available adjacent to the property. All located very close to the centre of town.

As you enter the property, there is an entrance hallway with a staircase rising to the first floor and doors to the shower room and sitting/dining room, which has dual aspect windows to the front and rear, door to the kitchen and a brick feature fireplace (not currently in use). The kitchen has windows to the rear and comprises a one and a half bowl sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven with four burner hob, space and plumbing for washing machine, space for fridge/freezer and a door leading out to the rear gardens. The shower room has a window to the side and a white suite comprising a corner shower cubicle, low level wc and wash basin.

On the first floor, there is a landing with access to the roof space and doors to the bedrooms and bathroom.

Bedroom 1 has two windows to the front overlooking George Street and a cupboard housing the gas fired boiler system. Bedroom 2 has a window to the rear overlooking the gardens.



The bathroom has a window to the rear and a white suite comprising a panelled bath with shower over, low level wc and pedestal wash basin.

Outside, the gardens lie to the rear and are laid mainly to lawn with some mature shrubs, a patio seating area, garden shed and a pathway leading to a side gate. All bounded by a mixture of panelled fencing and brick walling.

Guide Price - £235,000

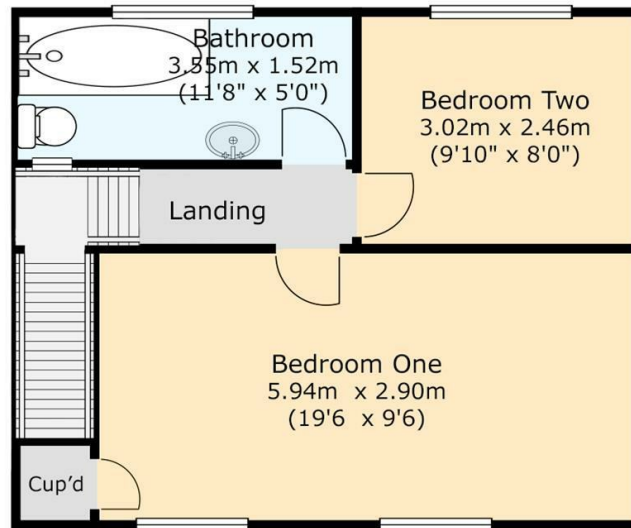
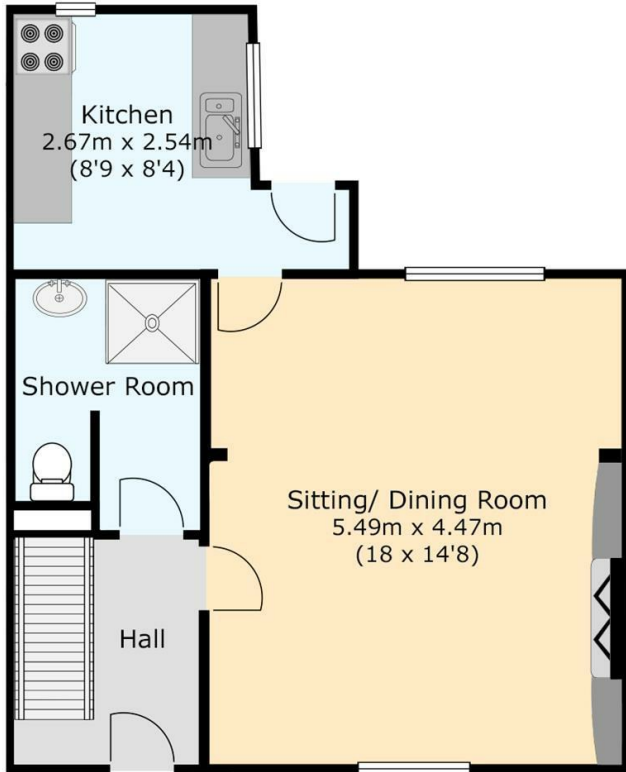
Additional Information

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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	