



1 WHITE LION COURT

FROST & PARTNERS

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IPSWICH | | IP7 5JE



A well presented two bedroom end of terrace property, which makes up part of a select mews development of Georgian style homes with kitchen, sitting room, ground floor cloakroom and first floor bathroom, together with a low maintenance courtyard garden and off road parking for one vehicle. All situated just a very short walk from Hadleigh High Street.

As you enter the property, there is a hallway with a staircase rising to the first floor, doors to the kitchen, sitting room and cloakroom and an under stairs storage cupboard. The kitchen has a sash window to the front 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, recently installed integrated Zanussi oven with four place induction hob and extractor above, space and plumbing for a washing machine, space for fridge/freezer and a recently installed gas fired boiler serving domestic hot water and heating. The sitting room has a sash window to the rear overlooking the courtyard garden and French doors overlooking and leading out to the same. There is also a cloakroom on the ground floor with a sash window to the side and a off-white suite comprising a low level wc and wash basin with a tiled splashback.

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



Bedroom 1 has a sash window to the front and two built-in cupboards. Bedroom 2 has a sash window the rear. The bathroom also has a sash window to the rear and an off-white suite comprising a low level wc, wash basin and a panelled bath.

Outside, there is a low maintenance courtyard garden to the rear with a large planter, bounded by brick walling with a side gate accessing the front. The property benefits from one off road parking space.

Guide Price - £285,000

Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

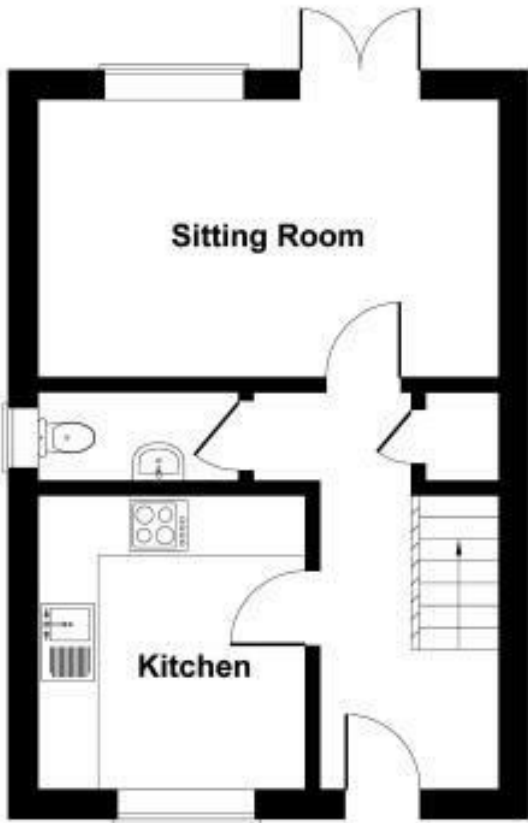
Council Tax: B



Total Approx. 64.03 sq. meters (689 sq. feet)

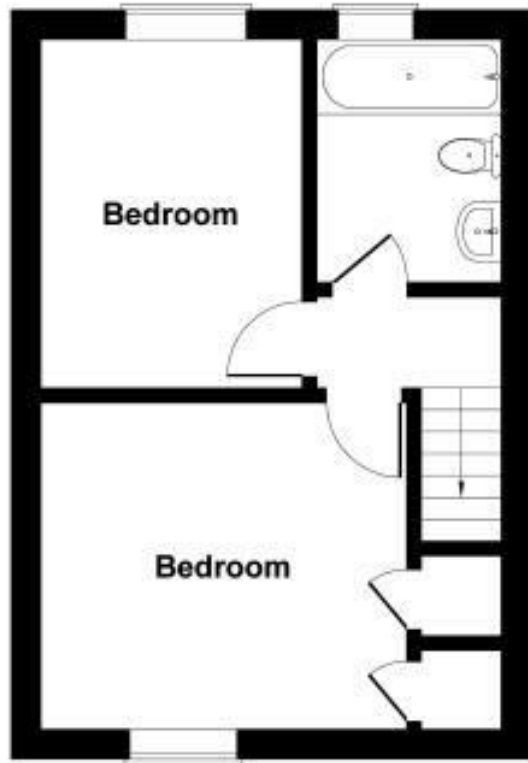
Ground Floor

Total Approx. 32.01 sq. meters (344 sq. feet)



First Floor

Total Approx. 32.01 sq. meters (344 sq. feet)



This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.



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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			86
(81-91) B			
(69-80) C		71	
(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	