



15 TIMPERLEY ROAD

FROST & PARTNERS

# 15 TIMPERLEY ROAD

HADLEIGH, IPSWICH | SUFFOLK | IP7 6HE



3 Bed end of terrace house, arranged over three floors with kitchen/dining room, sitting room, ground floor cloakroom and utility room and first floor bathroom, together with gardens and a single garage offering over 1200sq ft of accommodation.

As you enter the property, there is a hallway with a staircase rising to the first floor, under stairs storage and doors to the kitchen/dining room, utility room and ground floor cloakroom. The kitchen/dining room has a window to the rear overlooking the garden, door leading out to the same and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards and space for appliances; including a cupboard with space for a fridge/freezer. The utility room has windows to the front and is a versatile space housing the recently installed gas fired boiler (with a 10 year warranty) and utility meters. There is also a cloakroom on the ground floor.

On the first floor, there is a landing with doors to bedroom 3, the bathroom and sitting room, which has a window to the rear overlooking the garden and a built-in storage cupboard housing the hot water cylinder. Bedroom 3 has a window to the front and a built-in storage cupboard. The bathroom has a window to the front and comprises a panelled bath with shower over, wc and wash basin.



On the second floor, there is a small landing with doors to the remaining two bedrooms. Bedroom 1 has a window to the rear overlooking the gardens and a built-in storage cupboard and bedroom 2 has twin windows to the front and a built-in storage cupboard.

Outside, to the front, there is a small low maintenance garden with a pathway leading to the front door. To the rear, the garden is laid partly to lawn and partly to patio with a gate to the rear providing access to the single garage, which has an up an over door and light and power connected.

Guide Price - £195,000

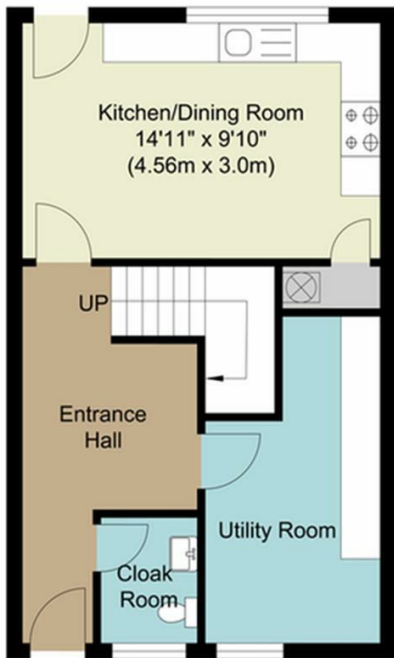
### Additional Information

Tenure: Freehold

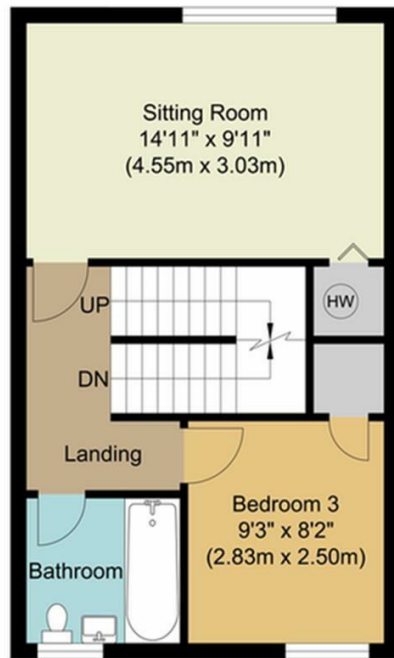
Local Authority: Babergh District Council

Council Tax: B

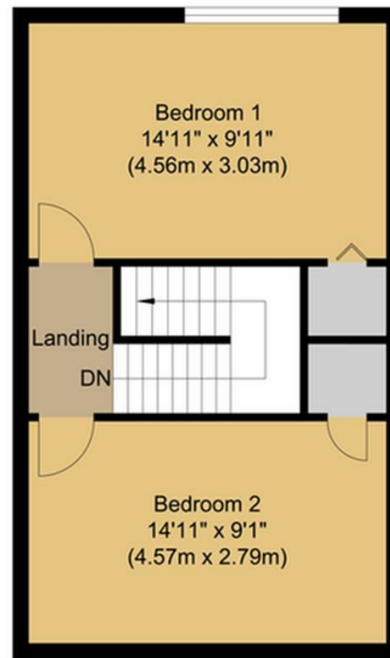




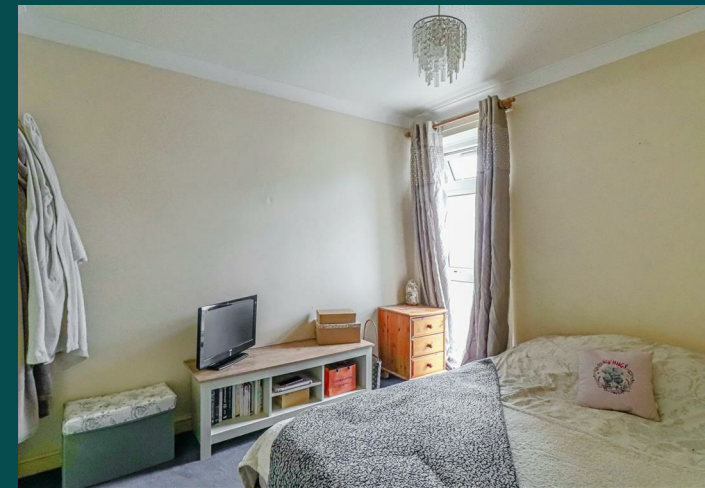
**Ground Floor**  
 Approximate Floor Area  
 387.71 sq. ft.  
 (36.02 sq. m)



**First Floor**  
 Approximate Floor Area  
 387.71 sq. ft.  
 (36.02 sq. m)



**Second Floor**  
 Approximate Floor Area  
 387.71 sq. ft.  
 (36.02 sq. m)



# 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>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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	