



1 BELL MEWS

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5AW



A three bedroom semi-detached house with kitchen, sitting room, dining room, ground floor cloakroom and first floor bathroom, together with a courtyard garden to the rear, an attached single garage and off road parking. All located in this small cul-de-sac, not far from the centre of town.

As you enter the property, there is a hallway with a staircase rising to the first floor and doors to the kitchen, cloakroom and sitting room, which has dual aspect windows to the front and side and an opening to the dining room, which has French doors overlooking and leading out to the rear garden. The kitchen has a window to the rear and a half glazed door leading out to the same and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, integrated double oven, integrated four burner hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, space for dishwasher and cupboard housing the gas fired boiler. There is also a cloakroom on the ground floor, which comprises a low level wc and wall mounted wash basin.

On the first floor, there is a landing with access to the roof space, airing cupboard housing the hot water cylinder and doors to the bedrooms and bathroom. Bedroom 1 has fully glazed double doors with a Juliette balcony to the front, built-in wardrobes and a door to an en-suite shower room. Bedrooms 2 and 3 both have a window to the rear overlooking the courtyard garden.



The bathroom has a window to the side and a white suite comprising wc, wash basin with storage below and a panelled bath with shower over.

Outside, to the front there is a driveway providing off road parking for one vehicle leading to an attached single garage. To the rear, there is a courtyard garden, which is laid to patio with some mature shrub borders and bounded by a mixture of brick walling and fencing.

Note: There is potential to create further parking spaces to the side of the property.

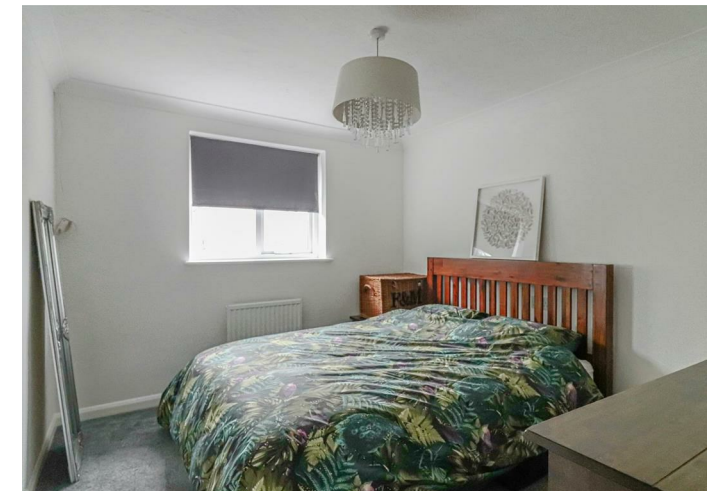
Guide Price - £299,950

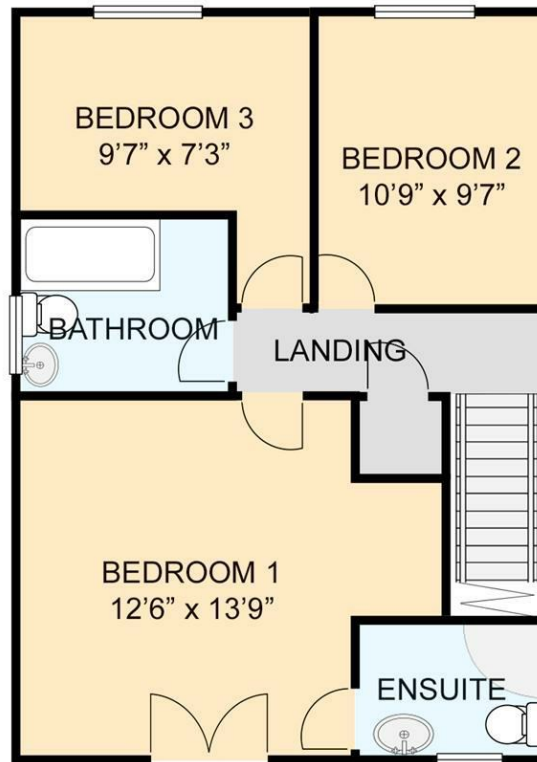
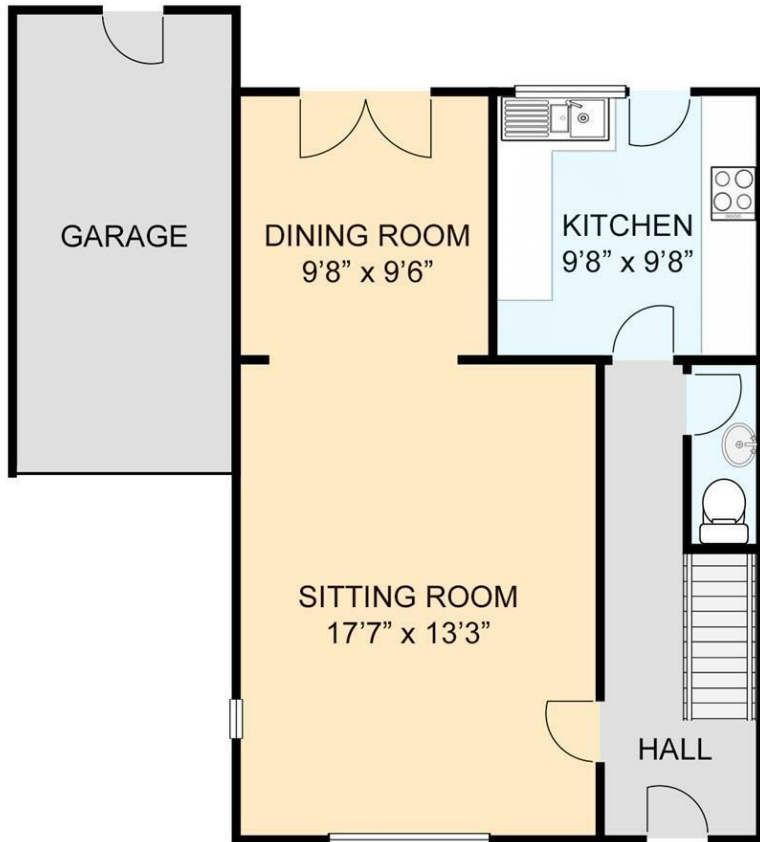
Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: D





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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		85
(69-80) C	69	
(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	