



3 THE GREEN

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 6AE



A very well presented three bedroom mid-terraced cottage of Victorian origin, including sitting room, kitchen/dining room, utility and ground floor bathroom, together with three bedrooms on the first floor. Outside there is off road parking for 1 vehicle and a good size garden to the rear. All situated within walking distance of the town centre.

The property benefits from gas fired radiator heating and double glazed windows throughout.

As you enter the property, there is a hallway with a staircase rising to the first floor and a door to the sitting room, which has a window to the front, fireplace housing an electric stove and a door to the kitchen/dining room.

The kitchen/dining room is L shaped with window to the rear overlooking the garden and glazed doors overlooking and leading out to the same and comprises a stainless steel single drainer sink unit inset into a range of granite effect work surfaces; most with cupboards and drawers under, range of matching wall mounted cupboards, integrated oven with four burner gas hob with extractor above, dishwasher, integrated fridge, wood effect flooring, spotlighting and door to the utility area, with space and plumbing for washing machine, deep storage recess, wall mounted gas boiler and door to the bathroom.

The bathroom has two windows to the rear and a newly fitted white suite comprising wc, wash basin, bath with shower over, heated towel rail and spotlighting.



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

Bedroom one has twin windows to the front and a built-in double wardrobe. Bedrooms two and three both have windows to the rear overlooking the garden.

Outside, to the front a driveway provides off road parking for one vehicle. The gardens lie predominantly to to the rear and comprise a timber decked area and a hardstanding , which in turn leads to the formal gardens, which are laid to lawn and bounded by fencing.

Guide Price - £269,500

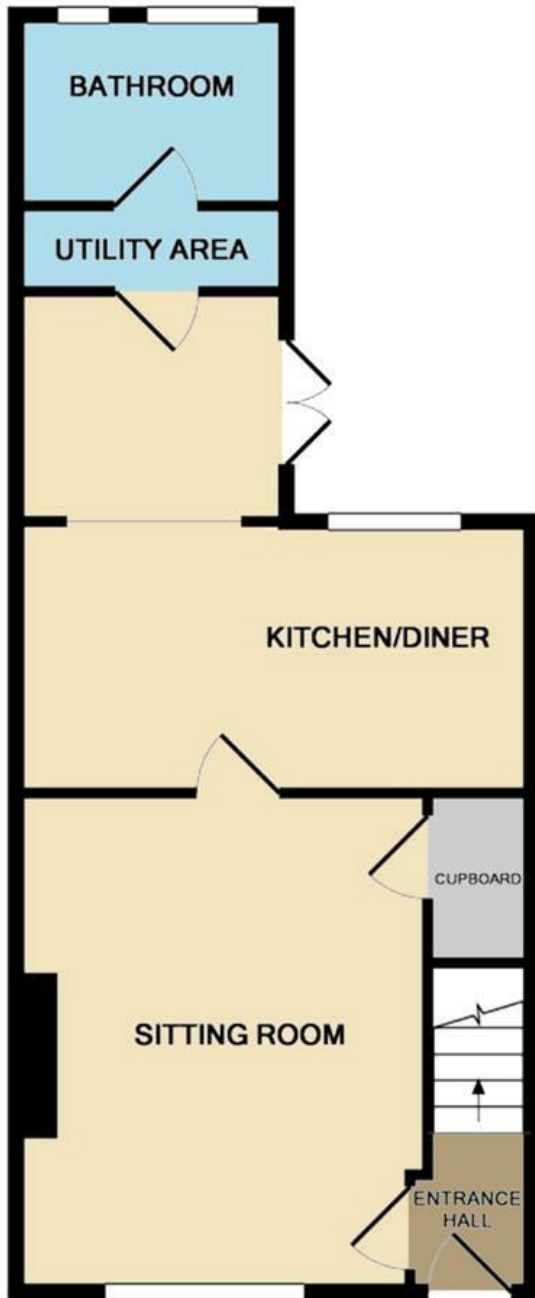
Additional Information

Tenure: Freehold

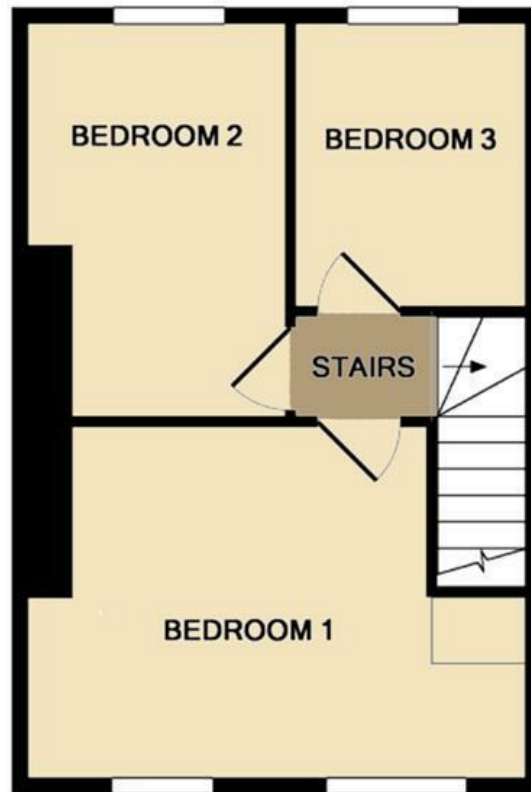
Local Authority: Babergh District Council

Council Tax: B





GROUND FLOOR



1ST FLOOR



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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		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 