



24 AYLWARD CLOSE

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5SJ



A recently refurbished one bedroom semi-detached cottage, tucked away in a quiet and secluded position, with sitting room/dining room, kitchen and ground floor bathroom, together with a private rear garden and off road parking for one vehicle

As you enter the property, there is a hallway with doors to the ground floor bathroom and sitting/dining room, which has glazed double doors leading through to the conservatory and overlooking the rear garden and window overlooking the same, door through to the kitchen and a staircase rising to the first floor. The kitchen has recently been refitted and has a window to the front and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated electric oven with four burner gas hob and extractor above, space and plumbing for washing machine and dishwasher and space for upright fridge/freezer. The bathroom has a window to the front and a recently refitted white suite comprising a panelled bath with separate thermostatic rainfall shower above, pedestal wash basin, low level wc and heated towel rail/radiator. The conservatory has glazing to two sides overlooking the rear gardens and French doors overlooking and leading out to the same.

On the first floor, there is a landing with access to the roof space, door to the bedroom and large built-in storage cupboard housing the gas fired boiler.



The bedroom has a window to the rear overlooking the garden and a range of built-in deep storage cupboards/wardrobes.

Outside, to the front, the gardens are of a low maintenance nature, laid to shingle with a central pathway and steps up to the front door and a further pathway to the right-hand side providing access to the rear gardens, which are laid mainly to lawn with a newly laid patio and with flower and shrub borders. All bounded by close boarded fencing.

There is a designated parking area to the front of the property.

Guide Price - £230,000

Additional Information

Tenure: Freehold

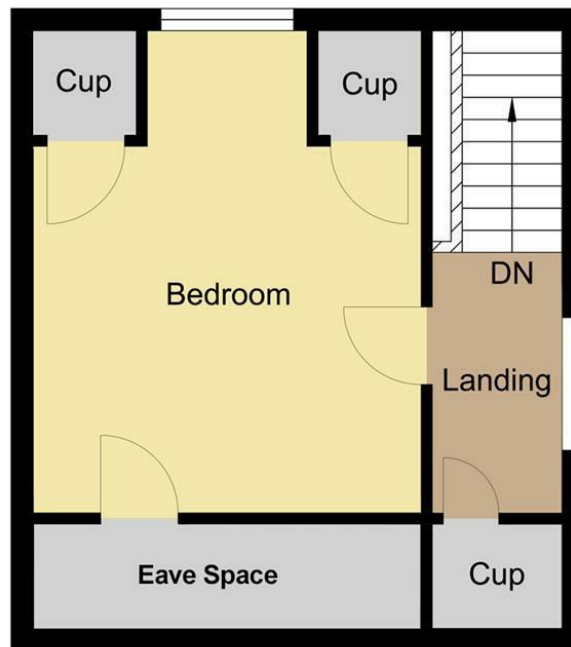
Local Authority: Babergh District Council

Council Tax: A

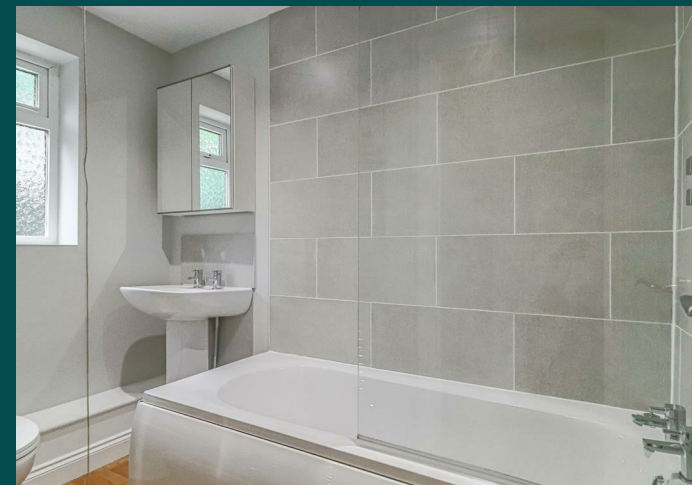




Ground Floor



First 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			88
(81-91) B			
(69-80) C		70	
(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	