



36 Pykenham Way, Hadleigh
Ipswich

Guide Price £235,000

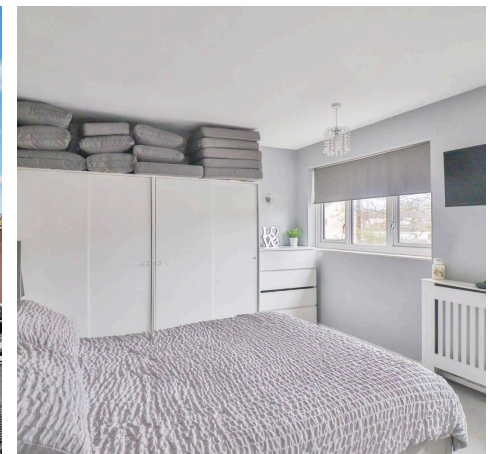
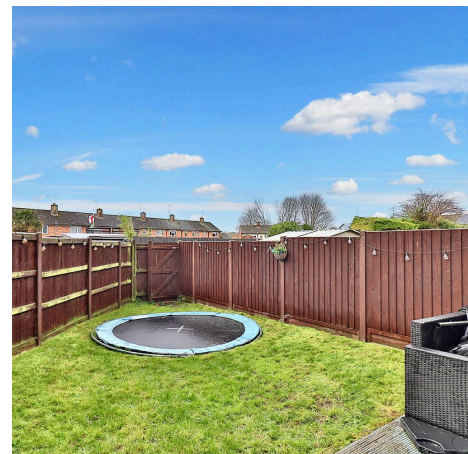
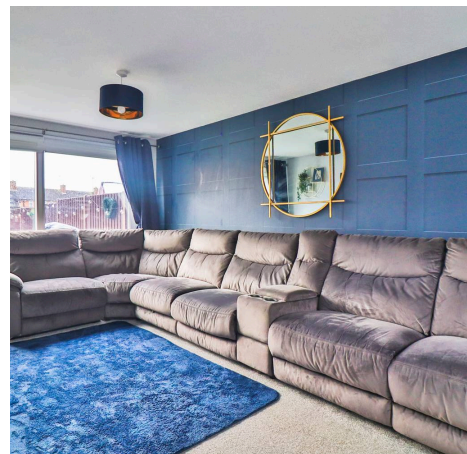
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Hadleigh, Ipswich

A well presented three bedroom mid-terraced house with kitchen/dining room, sitting room, utility room, first floor Bathroom and a separate wc, together with front and rear gardens and with on the street parking. All located just a short walk from Hadleigh High Street.

As you enter the property, there is a hallway with a staircase rising to the first floor, under stairs storage cupboard and doors to the kitchen/dining room and sitting room, which has a window to the front and sliding patio doors overlooking and leading out to the rear garden. The kitchen/dining room has a window to the rear and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, space for appliances, part tiled walls, two built-in cupboards; one of which housing the gas fired boiler and door to the utility room, which has a door leading out to the side, window to the front, space and plumbing for washing machine and space for fridge/freezer.

On the first floor, there is a landing with doors to the bedrooms, bathroom and wc. Bedrooms 1 and 2 are both double sized rooms with windows to the front and built-in storage cupboards and bedroom 3 is also a double sized room with a window to the rear overlooking the garden.



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The bathroom has a window to the rear and a modern white suite comprising a panelled bath, with shower attachment, wash basin and heated towel rail/radiator. There is also a separate wc.

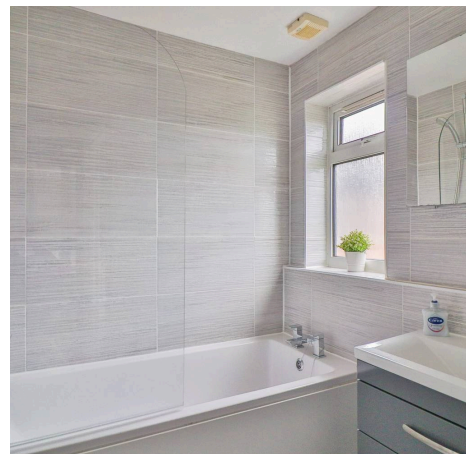
Outside, to the front, the garden is laid to shingle with an iron gate and a pathway leading to the front door. To the rear, the garden is laid mainly to lawn with a decked seating area and a rear gate leading to a small greensward. To the left-hand side of the property there is shared access to the rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: 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.



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