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# 33 Taylor Road, Hadleigh, IP7 5HH

## £299,995

- Offered with No Onward Chain
- Requires some Updating
- Three First Floor Bedrooms
- Utility Room and conservatory
- Close to Schools and Amenities
- Open Plan Living Room and Kitchen
- Downstairs WC & Upstairs Shower Room
- Garage

### About the property

Located within a popular area of the town close to local Schools, the High Street and the leisure centre, is this extended 3 bedroom semi detached home offered for sale with no onward chain. It's fair to say that the property would benefit from further updating and therefore offers potential to make a great family home. The living space includes an entrance hall, an open plan living room and kitchen area, utility room, WC, conservatory overlooking the garden, and a covered passageway which leads into the garage and around to the front. Upstairs there are 3 bedrooms and a shower room. The property does have potential to extended but would very much be dependant of local planning authority approval.

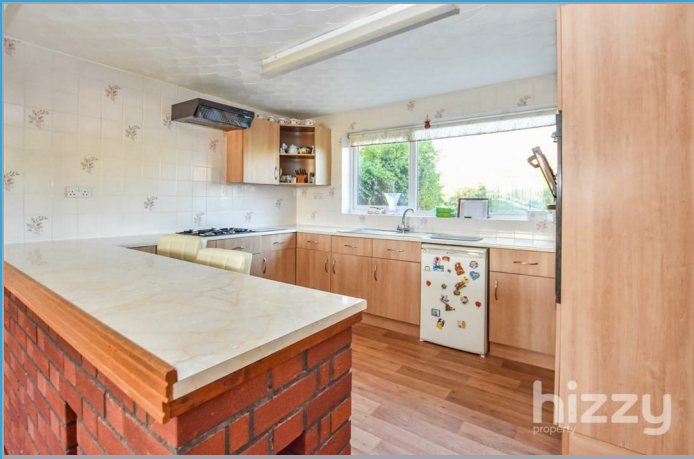
### Outside

To the front of the property there is a lawned garden and a garage. The rear garden is approximately 40ft x 22ft and includes a paved patio area with the remainder mainly laid to lawn.

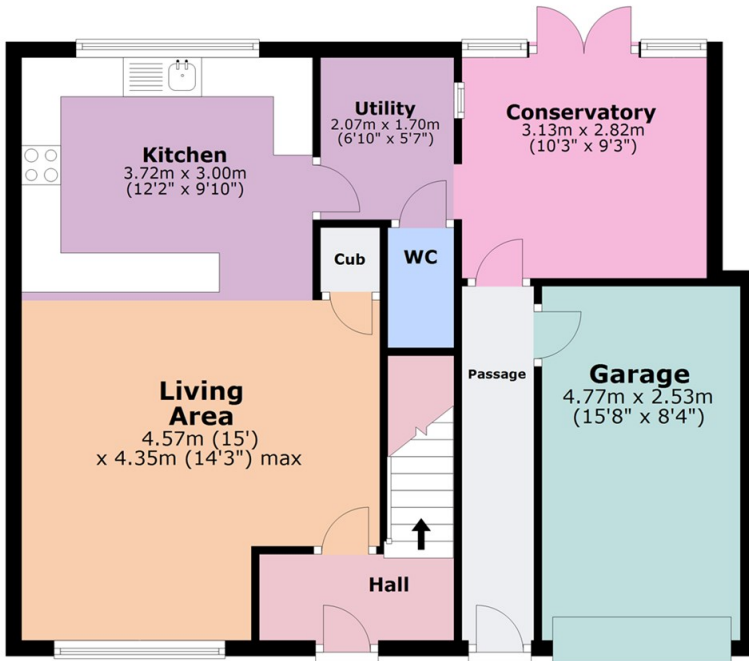
### Useful info

We understand that the property has all mains services connected with the heating being gas fired via radiators. the current council tax is band B and the What3words location is ///juggled.diverting.unicorns

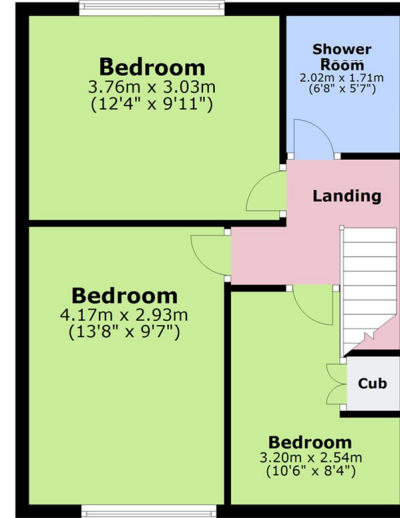




## Ground Floor



## First Floor



Total area: approx. 107.6 sq. metres (1158.6 sq. feet)

The floor plan is intended as a guide only.  
Plan produced using PlanUp.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		66	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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