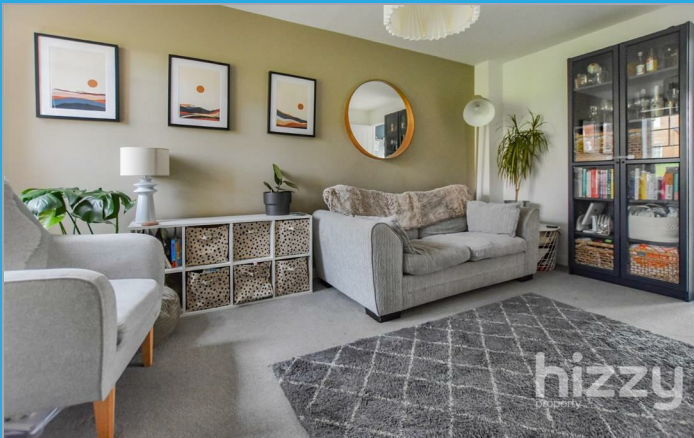




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# 9 Tanner Walk, Hadleigh, IP7 6FT

## £252,500

- Modern Style Terraced Home
- Only Three Years Old
- Two Double Bedrooms
- Nicely Presented Throughout
- Allocated Parking
- Fitted Kitchen/Diner
- Close to Countryside
- Pleasant Rear Garden
- WC & Upstairs Bathroom

### About the property

A smart and stylish two double bedroom terraced property tucked away off the road and with open countryside just around the corner. The property is nicely presented by the owners and is only three years old, it also benefits from the remainder of the NHBC certificate. The living space downstairs includes a hall with the stairs to the first floor, downstairs WC, living room with built in storage cupboard and a kitchen/diner with space for a small table and chairs and double doors leading out into the garden. Upstairs there are two bedrooms both double in size and a family bathroom. The owners advise us that the loft space is boarded for storage.

### Outside

The property is positioned in a walkway location with rear gate access into the garden from the parking area to the rear. The property has one allocated space and there is additional visitor spaces. The rear garden is mainly lawned with a shingle area, garden path, flower and shrub border and a raised timber decking with plenty of space for a sofa or dining table and chairs. There is a small front garden laid to stone with shrubs.

### Useful info

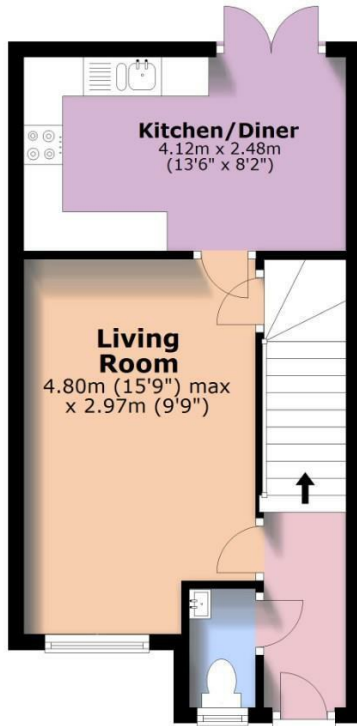
We understand that all mains services are connected to the property with the heating being gas fired via radiators (not tested by the agents). The property has a band B council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///covertly.pegged.fallback. Broadband Speed: Up to 500 mbps (Source Ofcom) and Mobile Network Coverage: EE, O2, Vodafone and Three (Source Ofcom).





## Ground Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



## First Floor

Approx. 28.7 sq. metres (308.7 sq. feet)



Total area: approx. 61.0 sq. metres (656.1 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			98
(92 plus) A			
(81-91) B		84	
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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