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## 34 Mary Clarke Close, Hadleigh, IP7 6FD

### £300,000

#### About the property

A smart and well presented three bedroom semi detached property offered for sale with no chain delay, a pretty South facing rear garden and a garage. The property is located in a cul de sac towards the outskirts of the town, yet still within easy reach of the town's facilities. The accommodation is presented over three floors and includes a hall, downstairs WC, fitted kitchen and a generous sized lounge/diner with doors opening out onto the garden. On the first floor there are two bedrooms and a family bathroom and the top floor has the main bedroom with built in wardrobes and an en suite shower room.

#### Outside

The property has a lovely enclosed flat rear garden making it ideal for families. The garden includes a

large timber decking area with the remainder laid to lawn with various flower and shrub beds. Rear door access into the garage which has power and light.

#### Useful info

All main services are connected with the heating being gas fired via radiators (not tested). The property also has solar panels which were fitted from new. Band C 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 ///supplied.adjusted.name Broadband Speed: Up to 1000 mbps and Mobile Network indoor Coverage: Likely on EE, O2 and Three, limited service on Vodafone (Source Ofcom).







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- Offered with No Chain Delay
- Semi Detached Home
- Three Bedrooms

- Pleasant South Facing Garden
- Lounge/Diner to the Rear
- Fitted Kitchen

- Garage and Driveway
- Bathroom, En Suite & WC
- Cul De Sac Setting





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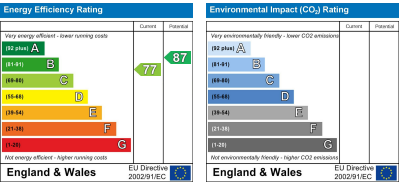
Floor Plan



Total area: approx. 101.3 sq. metres (1090.9 sq. feet)

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

EPC



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