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property

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37 New Cut, Hadleigh, IP7 5DA

£210,000

- Modern Style End Terraced Home
- Two First Floor Bedrooms
- Generous Sized Rear Garden
- Fitted Kitchen
- Ideal First Time Buy
- Off Road Parking
- Living Room with doors into Garden
- Easy Access to the High Street

About the property

A well presented two bedroom end terraced home offered for sale with a generous sized garden, off road parking and being well located for access to the High Street, leisure centre and the town's amenities. The property offers light and bright living space which includes a hall, fitted kitchen, downstairs bathroom and a cosy living room to the rear with doors opening onto the garden. The stairs lead up from the living room to a small landing with access to the two bedrooms. In our opinion the property would make a great first time buy and we recommend an internal viewing.

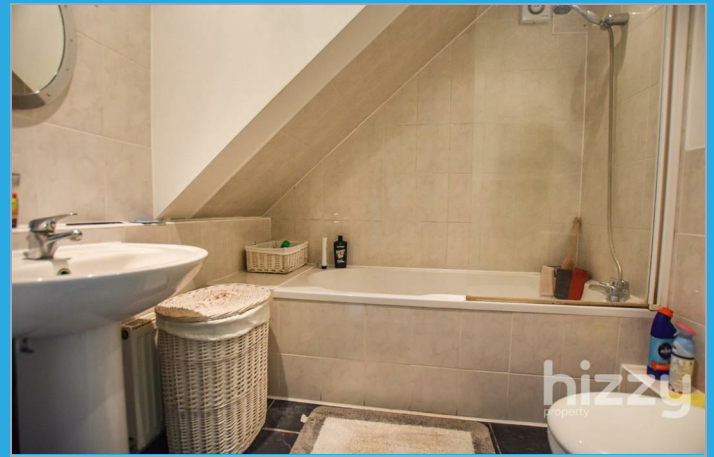
Outside

To the front the property there is a block paved area with a parking space to the side. Side access leads around to the rear garden which is mainly laid to shingle. There is a garden shed to the rear.

Useful info

All main services are connected with the heating being gas fired via radiators (not tested). 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 ///years.stunts.alerting. Broadband Speed: Up to 80 mbps and Mobile Network indoor Coverage: Indoor coverage likely on O2 and limited service on EE, Three and Vodafone.

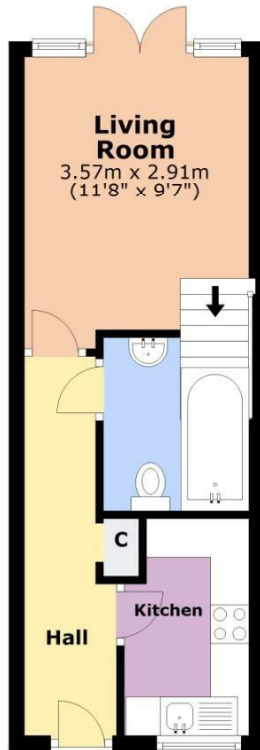




Floor Plan

Ground Floor

Approx. 25.7 sq. metres (276.8 sq. feet)



First Floor

Approx. 21.3 sq. metres (229.2 sq. feet)



Total area: approx. 47.0 sq. metres (506.0 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) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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