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property

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18 Churchfield, Monks Eleigh, IP7 7JH

Offers over £165,000

- Exceptionally Smart Ground Floor Apartment
- Stylish Fitted Kitchen
- Generous Sized Double bedroom
- Own Private Garden Decking & Lawn
- Ideal First Home or Buy to Let
- Recently Refurbished Throughout
- Smart Bathroom Suite
- Living Room to the Front
- Communal Parking

About the property

A very smart and recently refurbished one double bedroom ground floor apartment offered for sale with surprisingly spacious living space, your own rear garden and communal parking to the front. The refurbishment has been done by the current owner and includes a stylish modern fitted kitchen with double doors onto the garden, a light and bright white bathroom suite with a shower, new plastering to the ceiling and walls, some rewiring, new electric "Haverland" radiators, double glazed windows, LED lighting, solid oak doors and oak style flooring. The property would ideally suite a single person/couple, first time buyer or even a buy to let.

Outside

The garden is directly to the rear of the property with doors leading out from the kitchen. There is a large timber decking area with the remainder neatly laid to lawn with a fence surround and a garden shed. There is also a brick storage shed and access to the garden from the side. There is communal parking to the front.

Useful info

All mains services are connected except for gas. The heating is electric radiators (not tested by the agents). Band "A" 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 [///smoker.bucket.convicted](#). Broadband Download Speed: Up to 28 mbps and Mobile Indoor Coverage: EE and Three Limited, O2 & Vodafone None. Lease info: 125 years with 112 years remaining. For the year 2023/2024 management charge of £503.94 and £10 per year ground rent.





Ground Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 44.4 sq. metres (478.4 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	74
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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