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property

8 Meriton Rise, Hadleigh, IP7 5SB
Guide price £300,000

About the property

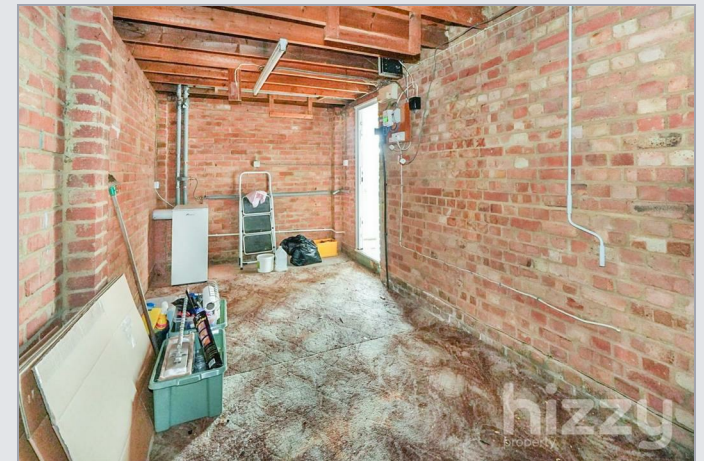
A three bedroom detached home located in a small cul-de-sac within a popular area of the town and with easy access for local schools and countryside walks. The property is offered for sale with no chain delay and requires a full refurbishment, however it also offers great potential to create your own style of home, or even extend subject to obtaining planning permission. There is a pleasant lawned rear garden, parking and a garage. The living space includes a porch, hall, shower room, living room, kitchen/dining room and a glazed rear porch with access into the garage. Upstairs, there are three bedrooms, two double and one single along with a bathroom.

Outside

To the front the garden is mainly lawned with a driveway to the side leading to the garage which has power/light connected and a electric roller door. Side access leads around to the rear garden which is again mainly lawned and about 35ft x 45ft. The garden has a good selection trees, shrubs and plants along with a paved patio.

Useful info

All main services are connected to the property except for gas. The heating is oil fired via radiators (not tested by the agents). 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 [///fork.mondays.reinstate](https://www.what3words.com/?w3=//fork.mondays.reinstate). Broadband download speed up to 80 mbps and upload speed 20mbps (Source Ofcom). Mobile network indoor coverage likely on O2 and limited on EE, Vodafone with no service on Three. Outdoor coverage likely on all networks. (Source Ofcom).





- Popular Location in Hadleigh
- Requires Full refurbishment
- Lawned Rear Garden

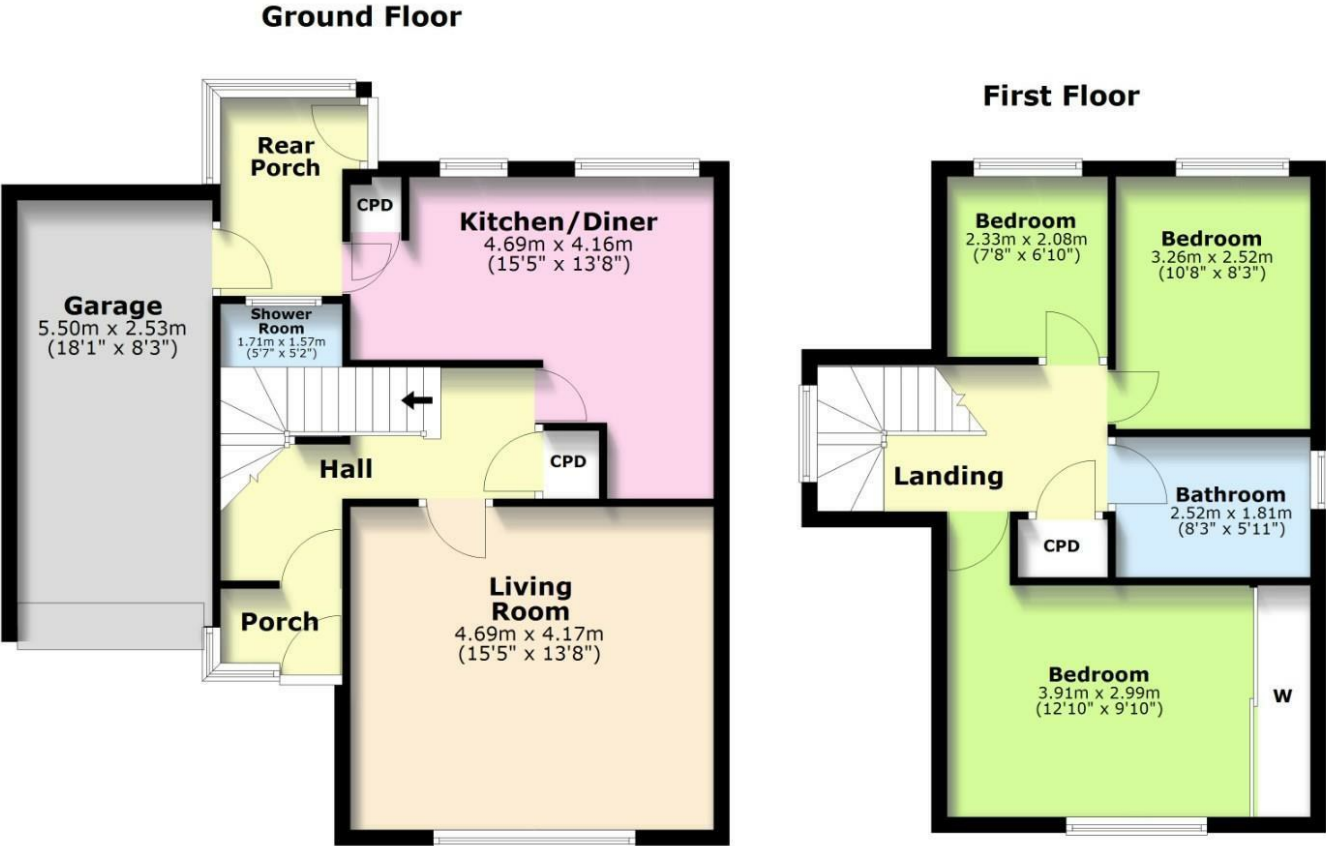
- Easy Access for the Schools
- Offered with No Chain Delay
- Garage with Roller Door

- Local Countryside Walks Close By
- Three First Floor Bedrooms
- Bathroom and Shower Room



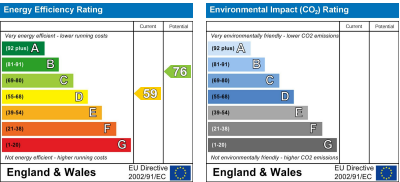


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Total area: approx. 108.3 sq. metres (1165.2 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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