




Highlands Road, Ipswich,  
£285,000

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**CHAIN FREE: A three bedroom detached bungalow in need of modernisation, positioned on a generous plot within walking distance of the well reputed market town of Hadleigh in Suffolk.**

- **DETACHED BUNGALOW**
- **VILLAGE LOCATION**
- **THREE BEDROOMS**
- **DOUBLE GLAZING**
- **GAS TO RADIATOR HEATING**
- **GENEROUS GARDEN**
- **GARAGE**
- **DRIVEWAY**
- **MODERNISATION REQUIRED**
- **SHORT WALK FROM HIGH STREET**

**PROPERTY:**

CHAIN FREE: A great opportunity to acquire this well proportioned three bedroom detached bungalow location very close to the Hadleigh high street. This property is set out over one level but will need modernisation and redecoration to upgrade its to those modern everyday needs. Some upgrades are already in place with double glazing, gas to radiator central heating (New boiler October 2023) and plastic facias. This residence would therefore ideally suit a buyer looking to stamp their own identity onto a blank canvass.

Council Tax: Band C  
Babergh

**LOCATION:**

The bungalow is located only a short distance from high street. Hadleigh is a small market town offering a host of amenities, shopping and recreational activities and is well located for the larger towns of Sudbury, Ipswich, Colchester and Manningtree, with a direct connection to Liverpool Street (1 hour) is 20 mins drive.







### ENTRANCE HALLWAY:

'L' shaped, double glazed frosted entrance door to:- access to loft space and radiator.

### LIVING ROOM:

13'2 x 12'11 (4.01m x 3.94m)

Double glazed window to rear elevation and radiator.

### KITCHEN:

12'11 x 9'10 red 7'11 (3.94m x 3.00m red 2.41m)

Double glazed door and double glazed window to garden, double drainer sink unit with mixer tap and cupboards under, floor sanding cupboards with work tops, radiator, wall mounted cupboards, space for washing machine, space for cooker, built in larder, built in storage cupboard and built in boiler cupboard housing wall mounted combi gas boiler (October 2023).

### BATHROOM:

6'11 x 5'6 (2.11m x 1.68m)

Double glazed frosted window to front elevation, pedestal wash hand basin, low level WC, panel bath with tiled splashbacks and radiator.







**BEDROOM ONE:**

10'3 x 9'9 (3.12m x 2.97m)

Double glazed window to front elevation and radiator.

**BEDROOM TWO:**

9'11 x 9'10 (3.02m x 3.00m)

Double glazed window to rear elevation and radiator.

**BEDROOM THREE:**

10'0 x 6'7 (3.05m x 2.01m)

Double glazed window to rear elevation and radiator.

**FRONT GARDEN:**

Open plan with lawned area and bushes and driveway to garage.

**REAR GARDEN:**

Generous in size with a south-easterly aspect, path way to rear of garage and laid mainly to lawn.

**GARAGE:**

21'4 x 8'2 (6.50m x 2.49m)

Double wooden access doors, double door to garden, power and lighting connected.

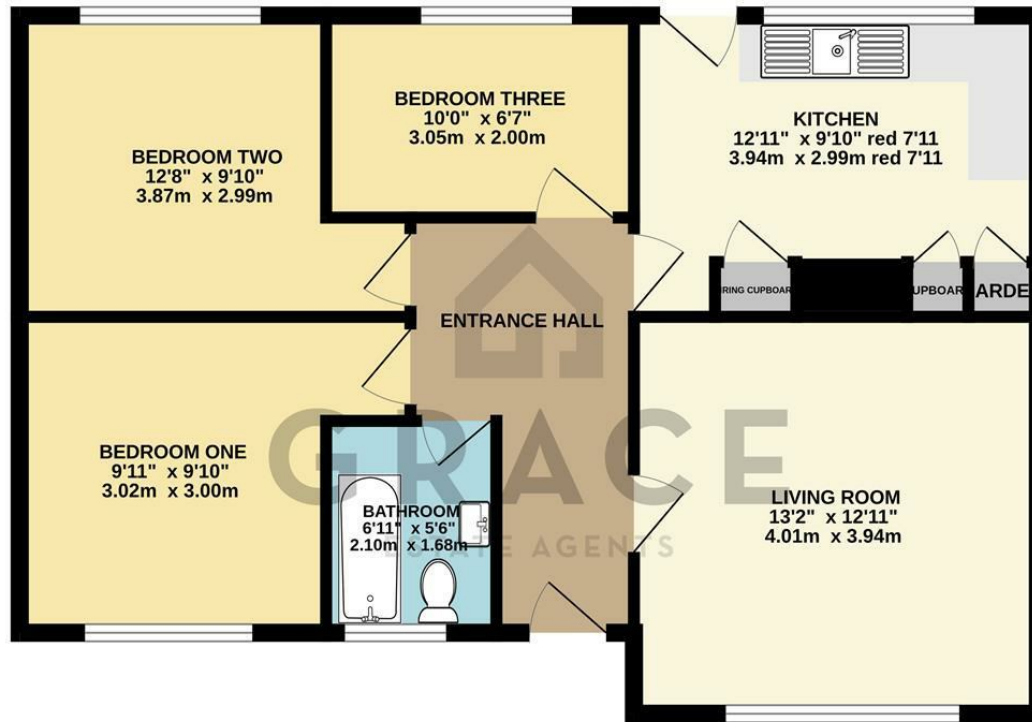








GROUND FLOOR  
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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.



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		
England & Wales	EU Directive 2002/91/EC	85

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	