



44 GLANVILLE ROAD

Hadleigh

| Suffolk



Chapman Sticks



# 44 GLANVILLE ROAD HADLEIGH, SUFFOLK IP7 5SQ

A TWO BEDROOM SEMI-DETACHED HOME IN A PEACEFUL POSITION  
CLOSE TO THE TOWN CENTRE WITH PARKING AND GARDEN

Colchester - 14 miles

Ipswich - 9 miles

Manningtree - 9 miles

- Entrance hall • Sitting room • Kitchen / dining room • Two bedrooms •
- Family bathroom • Garden • Off-road parking •





### The Property

Located in a quiet position along a no through road, 44 Glanville Road is an attractive two bedroom semi-detached house which has been upgraded and modernised by the current owners during their ownership since 2014 resulting in a pleasing and practical home. The upgrade includes works such as the installation of a new Baxi combi boiler and radiators, some new windows, an upgraded bathroom, and an additional (2nd) bedroom has been cleverly created on the first floor.

An entrance hall provides access to the ground floor accommodation comprising a sitting room with glazed doors to the rear garden, family bathroom, and kitchen / dining room with base level units, integrated electric hob and oven, and plumbing for a washing machine and dishwasher.

On the first floor there are two bedrooms. Any available space has been cleverly used as wardrobes and storage.

Outside, to the rear lies a fully enclosed lawned garden with sun terrace, and a side gate providing access to the driveway which provides parking for at least two vehicles.

### Location

Conveniently located for all the town's amenities, Hadleigh is a very popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities, and a wide selection of shops, as well as both Junior and Senior schools.

### Services

All mains services are connected.

### EPC Rating

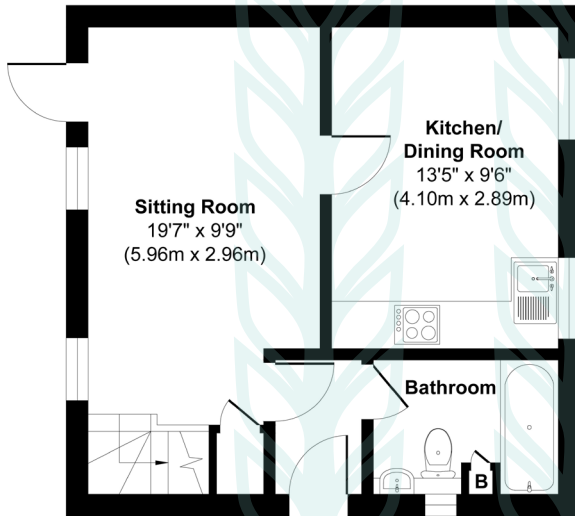
Current C (73). Potential B (89).

Local Authority and Council Tax  
Babergh & Mid Suffolk District Council  
Band B (2024)

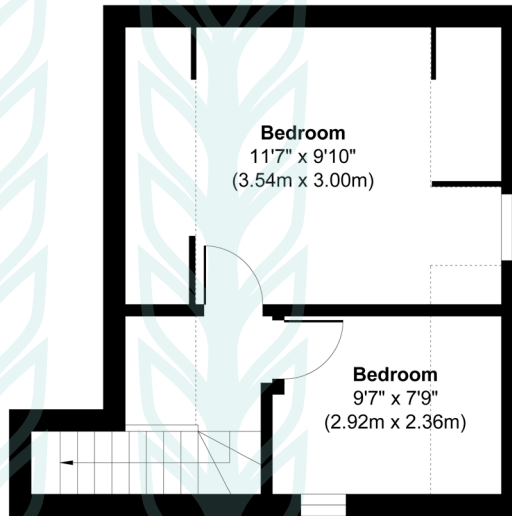




44 Glanville Road, Hadleigh IP7 5SQ



**Ground Floor**  
Approximate Floor Area  
385 sq. ft (35.76 sq. m)



**First Floor**  
Approximate Floor Area  
220 sq. ft (20.46 sq. m)

**Approx. Gross Internal Floor Area 605 sq. ft / 56.22 sq. m.**  
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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