



**Connells**

Charter Close  
Hadleigh Ipswich





## Property Description

Offered with no onward chain you will find this staggered house with easy access into the local popular Market town of Hadleigh. The property comprises of lounge, kitchen/diner, two bedrooms, bathroom and separate w/c, courtyard garden and garage.

Hadleigh is an ancient market town in South Suffolk situated next to the River Brett between the larger towns of Sudbury and Ipswich. The town has many amenities including shops, pubs, churches, schools and outdoor recreational facilities.

Nearby Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## Entrance Porch

Accessed via entrance door and doors giving access to:

## Entrance Hall

Stairs rising to the first floor with storage space under, walk in storage cupboard, wood effect flooring and doors giving access to:

## Lounge

16' 2" x 9' 5" ( 4.93m x 2.87m )  
Double glazed window to front, electric panel radiator, electric flame effect wall mounted fire, coved and textured ceiling and double doors giving access to:

## Kitchen/Diner

15' 7" x 9' 9" ( 4.75m x 2.97m )  
Two double glazed windows to rear, double glazed doors giving access to the rear garden, space for cooker, space and plumbing for

washing machine, space for fridge freezer, space for dish washer, textured and coved ceiling, tiled splash back, single drainage sink with mixer tap inset in work tops with cupboards and drawers under and matching above and double doors giving access to the lounge.

## First Floor Landing

Electric panel radiator, textured and coved ceiling, loft access, airing cupboard, two storage cupboards and doors giving access to:

## Bedroom One

16' 5" x 7' 3" ( 5.00m x 2.21m )  
Double glazed window to rear, exposed wooden floor boards and coved and textured ceiling.

## Bedroom Two

12' 5" x 9' 9" max ( 3.78m x 2.97m max )  
Double glazed window to front, built in double wardrobe and textured ceiling.

## Bathroom

Double glazed window to rear, electric panel radiator, pedestal wash hand basin, wood effect flooring, shaped and panel bath with mixer tap and independent shower over and part tiled walls.

## Separate W/C

Double glazed window to rear, wood effect flooring and low level w/c,

## Outside

To the front of the property there is shared pathway to the porch. The rear of the property has a courtyard garden with artificial lawn and gated rear

access.

There is also a garage en block.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

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Tenure: Freehold



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Property Ref: ICH310919 - 0012