



**Hadleigh Road, Ipswich, IP2 0DR**



**welcome to**

## **Hadleigh Road, Ipswich**

This well-presented three bedroom semi-detached home has potential for improvement and benefits from a bay fronted lounge, a dining room, a sun room, a first floor bathroom, a garage to the rear and A COMPLETE ONWARD CHAIN!



### Entrance Porch

6' 1" x 2' ( 1.85m x 0.61m )

Carpet flooring and a door leading to the hall,

### Entrance Hall

9' 6" x 6' 2" ( 2.90m x 1.88m )

Carpet flooring, one radiator and an understairs storage cupboard.

### Lounge

12' 4" x 10' 4" ( 3.76m x 3.15m )

Double glazed bay fronted lounge with wood effect flooring, one radiator and TV point.

### Dining Room

12' 8" x 10' ( 3.86m x 3.05m )

Doors leading to the sun room, wood effect flooring and one radiator.

### Sun Room

16' 2" x 6' 2" ( 4.93m x 1.88m )

Double glazed window to the rear, a door leading to the garden, marble effect flooring, an 18 month old poly carbonate roof, fitted base units, space for a washing machine, fridge/freezer, tumble dryer and dishwasher.

### Kitchen

7' x 6' 4" ( 2.13m x 1.93m )

Eye and base level units in wood with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome tap, a breakfast bar, an integrated oven with electric hob and extractor hood, tiled splashback, one radiator, tiled flooring and double glazed window to the side.

### First Floor Landing

Double glazed window to the side, carpet flooring, loft hatch and a storage cupboard.

### Master Bedroom

11' 1" x 10' 9" ( 3.38m x 3.28m )

Double glazed window to the front, one radiator, wood effect flooring, two built in wardrobes and an airing cupboard.

### Bedroom Two

12' 2" x 10' 4" ( 3.71m x 3.15m )

Double glazed window to the rear, wood effect flooring and one radiator.

### Bedroom Three

7' 6" x 6' 1" ( 2.29m x 1.85m )

Double glazed window to the front, carpet flooring and one radiator.

### Bathroom

6' 2" x 6' 2" ( 1.88m x 1.88m )

Low level WC, a vanity sink, a corner shower with glass enclosure and panelled splashback, part tiled walls, stone effect flooring, chrome heated towel rail, extractor fan and double glazed window to the rear.

### Outside:

#### Front Garden

Concrete steps leading up to the front door.

#### Rear Garden

The majority of this garden is vegetable patches/allotment with a fully enclosed border, a rear access gate, a door leading to the garage, raised flower beds, a green house, a side access gate and an outside tap and light.

#### Garage

15' 9" x 10' 6" ( 4.80m x 3.20m )

An up and over door, a door to the side, light, power and fitted benches and racks to stay.



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## **Hadleigh Road, Ipswich**

- Complete onward chain
- Potential for improvement
- Bay fronted lounge
- First floor bathroom
- Garage to the rear with power

Tenure: Freehold EPC Rating: C

# £210,000



Please note the marker reflects the postcode not the actual property

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