

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" \bar{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" ($3.38m \times 3.28m$) 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" ($3.71m \times 3.15m$) 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" ($4.80m \times 3.20m$) An up and over door, a door to the side, light, power and fitted benches and racks to stay.





welcome to

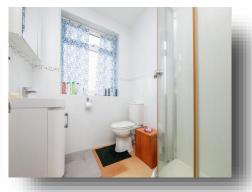
Hadleigh Road, Ipswich

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

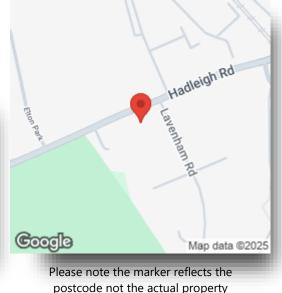
Tenure: Freehold EPC Rating: C

£210,000









view this property online williamhbrown.co.uk/Property/IPS119737



Property Ref: IPS119737 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01473 226101



Ipswich@williamhbrown.co.uk

Wolsey House, 16-18 Princes Street, IPSWICH, Suffolk, IP1 1QT



今

williamhbrown.co.uk