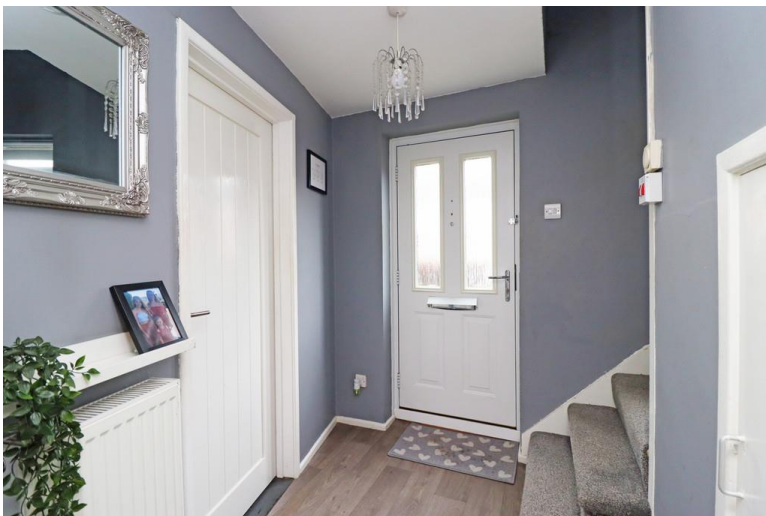




Grier & Partners
— LAND AND ESTATE AGENTS —

36 PYKENHAM WAY, HADLEIGH, IPSWICH,
SUFFOLK, IP7 5ER
ASKING PRICE OF £235,000





INTRODUCTION

This three-bedroom mid-terraced property on Pykenham Way benefits from a large sitting room, kitchen, and utility on the ground floor and three large bedrooms on the first floor. Being within walking distance from the town centre, this property is truly worth a viewing.



INFORMATION

Built of brick construction under a tiled roof, heating is via a gas combi boiler to radiators throughout, double-glazed windows and doors throughout the property, secondary access to the garden is via a communal green to the rear to a gate at the end of the garden.

SERVICES

All mains services are connected to the property, ultrafast broadband available, 5G mobile coverage available, Council Tax Band - B, Energy Performance Certificate - C, Local Babergh District Council contact - 0300 123 4000.

HADLEIGH

Hadleigh is a particularly well regarded small local market town situated next to the River Brett with a lovely riverside walk. Wide range of facilities including good local shopping including a supermarket, public houses, restaurants, food shops such as Greggs, both junior and senior schools, public swimming pool and gym, doctor's surgery, parish church of St Mary's and other denominations. Hadleigh High Street is full of individual shops within a few minutes' walk, numerous voluntary organisations, clubs and associations.

DIRECTIONS

from the town centre, continue north along the High Street until you reach Calais Street on the right-hand side, continue down the road towards Morrisons then take the second right turn onto Pykenham Way. Follow the road around to the left then turn right where the property can be found a few hundred meters down on the left-hand side.

ACCOMMODATION

over two floors, on the ground floor:

ENTRANCE HALL

7'03 x 6'05 entrance via composite front door, radiator, understairs storage cupboard, stairs to first floor, doors into the kitchen and the:

SITTING ROOM

17'11 x 9'10 window to the front, French doors into the garden to the rear, radiator.



KITCHEN

10'05 x 9'08 window to the rear, radiator, electric oven unit with hobs above, stainless steel sink unit, ample floor and wall-mounted units, space for washing machine/ dishwasher, cupboard with combi boiler inside, door into the:

UTILITY

10'07 x 7'01 window to the front, door into shared side access, space for washing machine, tumble dryer, fridge/freezer.

On the first floor:

LANDING

doors to all rooms, loft access with ladder.

BATHROOM

5'10 x 5'07 window to the rear, hand wash basin, bath with overhead shower, heated towel rail.

WC

5'07 x 2'08 window to the rear, WC.



BEDROOM ONE

14'04 x 10'09 windows to the front, radiator, above stairs storage cupboard.

BEDROOM TWO

14'00 x 10'07 window to the front, above stairs storage cupboard, radiator.

BEDROOM THREE

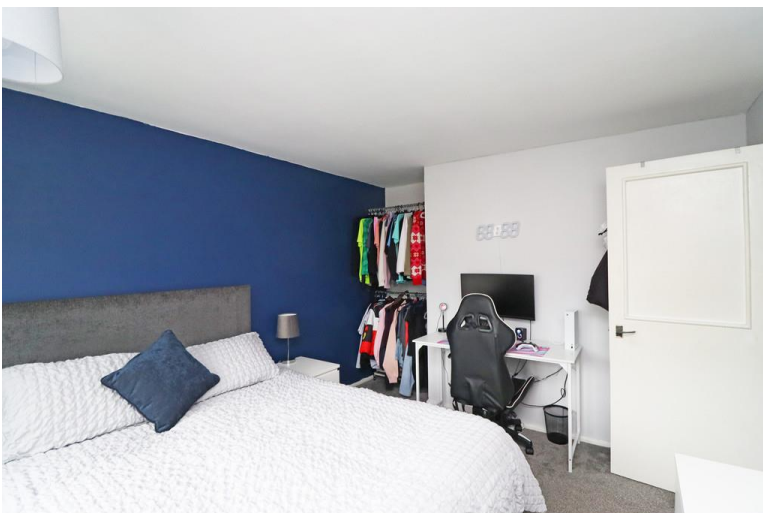
12'01 x 6'11 window to the rear, radiator, fitted hanging rail.



OUTSIDE

To the rear, taken in a south westerly aspect with six foot fences to all sides, mainly laid to lawn with an area of decking from the sitting room French doors, rear gate leading to a communal park area also providing a rear access to the property.

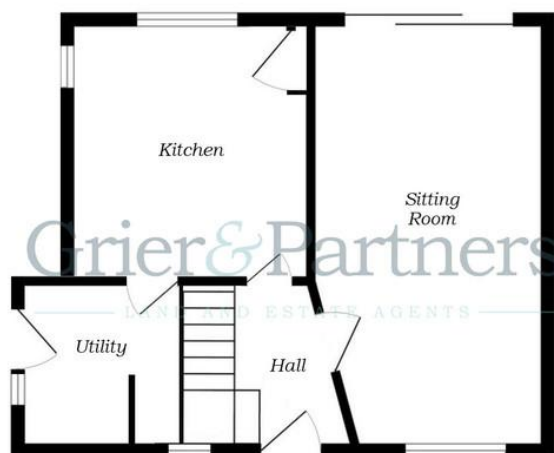
To the front, the property is accessed via a pathway from the public footpath, mainly laid to single either side of the path with four foot fencing marking the boundaries to each side, a small hedgerow separates the property from the footpath, ample on-road parking is available.



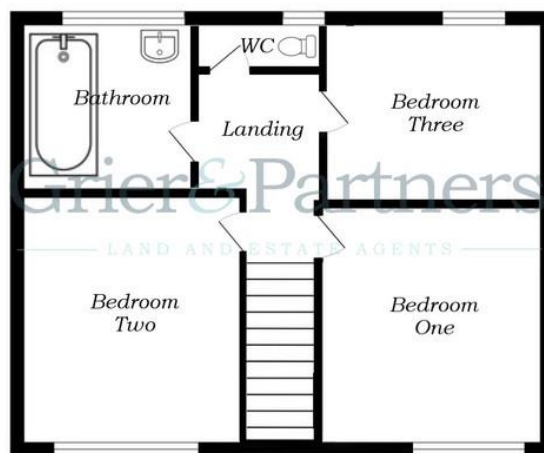


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Ground Floor



First Floor

* Floorplan not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		