



Chapman Stickels
FOR SALE
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chapmanstickels.co.uk

8 FRIARS ROAD

Hadleigh



Suffolk



Chapman Stickels

8 FRIARS ROAD HADLEIGH, SUFFOLK IP7 6FF

CHAIN FREE – A TWO / THREE BEDROOM DETACHED BUNGALOW IN A SOUGHT AFTER LOCATION OVERLOOKING HADLEIGH'S CRICKET GROUND, WITH PARKING, GARAGE AND GARDEN

Ipswich – 9 miles

Colchester – 15 miles (London Liverpool Street from 48 minutes)

Manningtree – 10 miles (London Liverpool Street from 59 minutes)

-
- Entrance hall • Sitting room • Dining room • Kitchen • Two double bedrooms •
 - Family bathroom • Private garden • Garage • Off road parking •





The Property

A rare opportunity to secure a two / three-bedroom detached bungalow in this sought-after location close to the heart of Hadleigh. Internally, the bungalow does require modernisation, and there is also scope to extend to the rear subject to planning permission.

The bungalow is set back from the road, behind an attractive brick wall with iron gates, and has a pleasant view across Hadleigh's cricket ground. A driveway provides ample parking, and leads to a single garage with electricity connected, and to the rear lies a notably private and fully enclosed garden consisting of lawn with flower bed borders, and a partly landscaped area.



Agents note

The rear wall of the bungalow has undergone some subsidence which has been inspected by Structural Engineers (report available on request). The projected outlay for the recommended underpinning has been reflected in the guide price.

Location

8 Friars Road is conveniently located for all the town's amenities. Hadleigh is a 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

We understand all mains services are connected but have not been tested. Solar panels have also been installed on part of the roof.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council Band C

EPC Rating

Current C(74). Potential C(80).

8 Friars Road, Hadleigh, IP7 6DF

Approximate Floor Area

Main House - 732 sq. ft / 68.04 sq. m

Garage - 162 sq. ft / 15.12 sq. m

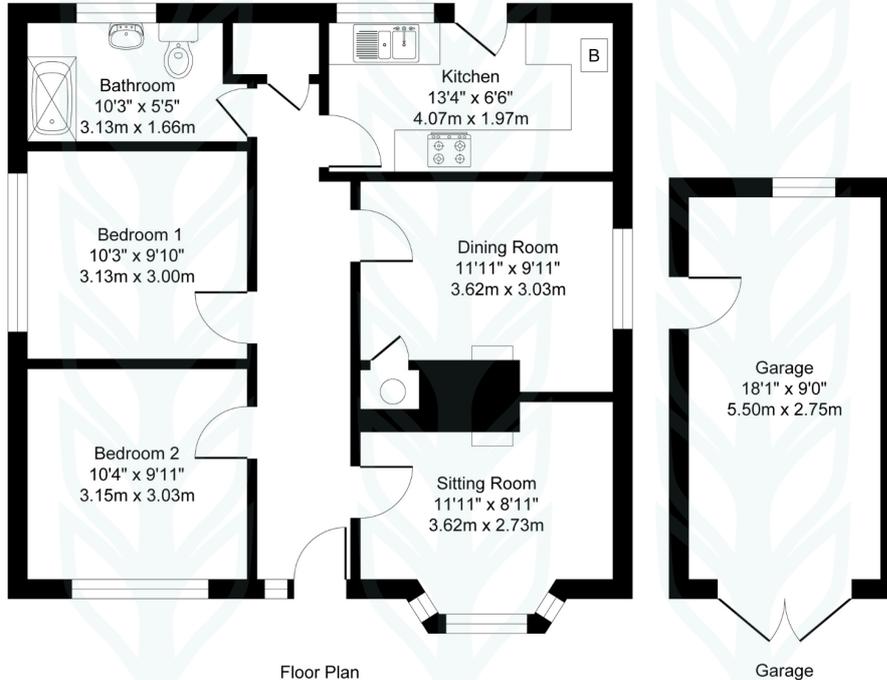


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