



**Bell Mews, Hadleigh, Ipswich, IP7 5AW**

**welcome to**

## **Bell Mews, Hadleigh, Ipswich**

This well-presented, end-terraced home benefits from four bedrooms, a ground floor shower room, a 1st floor bathroom, a large lounge/diner, off street parking and NO ONWARD CHAIN!

### **Agents Notes:**

\*It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time frames for registration.

\*The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.

### **Entrance Hall**

Marble effect tiled flooring, one radiator, an opening to the kitchen, stairs to the first floor and access to the garage.

### **Ground Floor Shower Room**

Marble effect flooring, low level WC, vanity sink, partially tiled walls, double glazed window to the side, chrome heated towel rail and a shower with glass enclosure.

### **Lounge/Diner**

Wood effect flooring, two radiators, two sets of French doors to the garden and TV point.

### **Kitchen**

Marble effect tiled flooring, an opening to the hall, eye and base level units in cream with wood effect worktop surfaces, double glazed window to the front, a one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with hob and extractor hood, space for a fridge/freezer, washing machine and dishwasher.

### **First Floor Landing**

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

### **Master Bedroom**

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

### **Bedroom Two**

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

### **Bedroom Three**

Double glazed window to the rear, carpet flooring, an airing cupboard and one radiator.

### **Bedroom Four**

French doors to the Juliet balcony to the front, carpet flooring and one radiator.

### **Bathroom**

Wood effect flooring, extractor fan, chrome heated towel rail, low level WC, wash hand basin, spotlights and a bath with seat, shower attachment and chrome mixer tap.

### **Outside:**

#### **Front Garden**

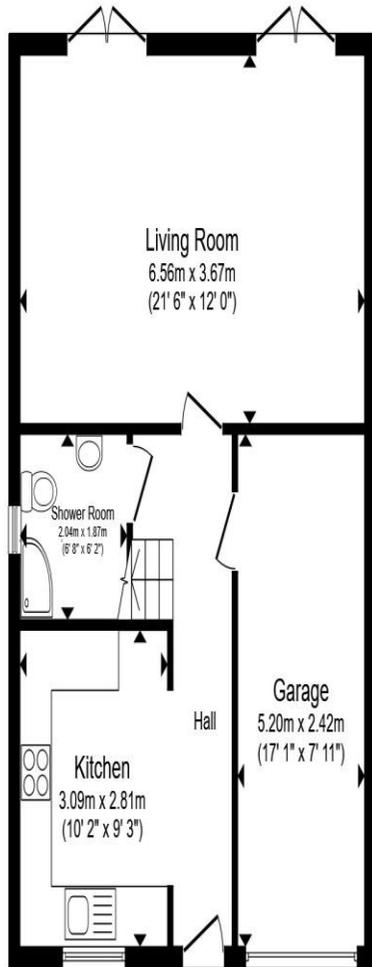
A block paved driveway and a further a paved driveway, both providing off street parking, with access to the garage.

#### **Rear Garden**

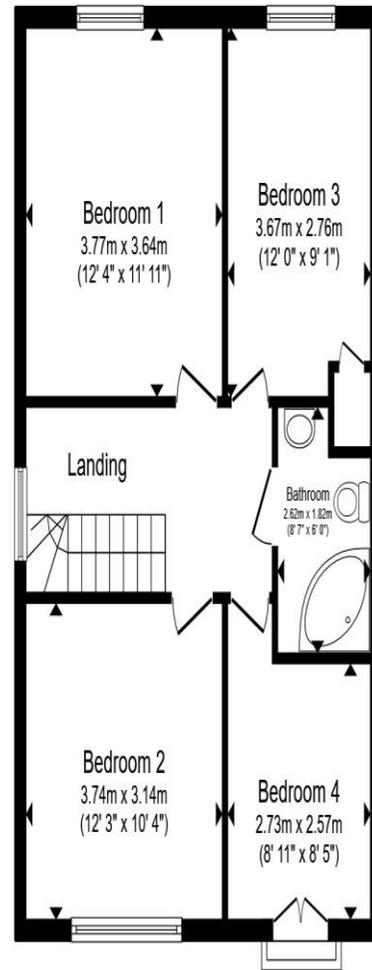
Two paved patio seating areas, a summer house, a grassed area, fully enclosed border, a tree and flower beds.

### **Garage**

An up and over door.



**Ground Floor**



**First Floor**

Total floor area 116.4 m<sup>2</sup> (1,253 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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**Bell Mews,**  
**Hadleigh, Ipswich**

- No onward chain
- Four bedrooms
- Large lounge/diner
- Ground floor shower room & 1st floor bathroom
- Off street parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of  
**£300,000**



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Property Ref:  
IPS121108 - 0003

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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](mailto:ipswich@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**