



10 Inkerman Terrace, Hadleigh
Ipswich

Guide Price £199,000

10 Inkerman Terrace

Hadleigh, Ipswich

An attractive Victorian mid-terrace cottage offering two-bedroom accommodation, ideally situated close to the heart of Hadleigh within easy walking distance of the High Street and its excellent range of amenities.

The front door opens directly into a spacious lounge/diner, a welcoming reception space centred around a fireplace. Stairs rise to the first floor, and a door leads through to the kitchen/breakfast room.

The kitchen/breakfast room is fitted with a range of wall and base units with work surfaces incorporating a stainless steel sink. Integrated appliances include a double oven, hob with extractor hood, with space for a dishwasher, washing machine and freestanding fridge freezer. The breakfast area benefits from roof lights, allowing plenty of natural light, whilst a further window and door provide access to the rear garden. A storage cupboard is also located within the kitchen.

Beyond the kitchen is a small rear hall providing access to the garden and the bathroom. The bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin, WC and heated towel rail.



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The first floor landing provides access to two bedrooms. The principal bedroom is positioned to the front of the property and enjoys views towards the town centre and the spire of St Mary's Church. The second bedroom overlooks the rear garden and benefits from a built-in storage cupboard together with loft access.

Outside, the property is set behind a small paved front garden. To the rear is an enclosed garden with a paved seating area, enclosed by fencing and brick walling with planted borders. A brick-built outbuilding provides useful external storage. A pedestrian right of way exists across the rear garden for neighbouring properties.

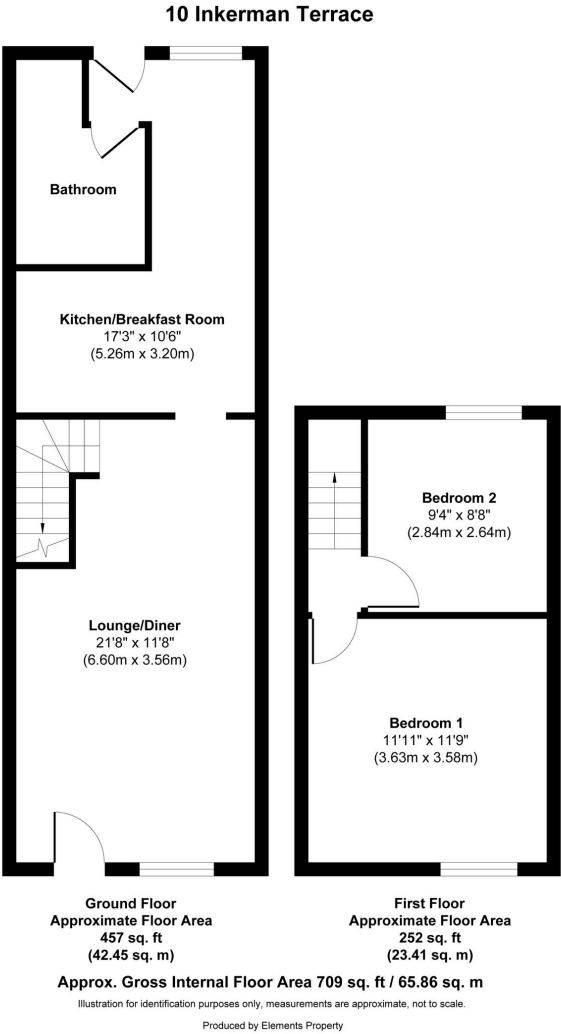
Hadleigh is one of Suffolk's most desirable and historic market towns, situated on the Essex/Suffolk border approximately ten miles from Ipswich and fifteen miles from Colchester. The town offers an excellent range of independent shops, cafés, restaurants and everyday amenities, together with supermarkets, highly regarded schools and excellent road links to the A12 and A14. Mainline rail services from nearby Ipswich, Manningtree and Colchester provide convenient connections to London, making Hadleigh a popular choice for both families and commuters alike.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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