



14a Hadleigh Hall Flats Pound Lane, Hadleigh, Ipswich

Ipswich

Guide Price £85,000



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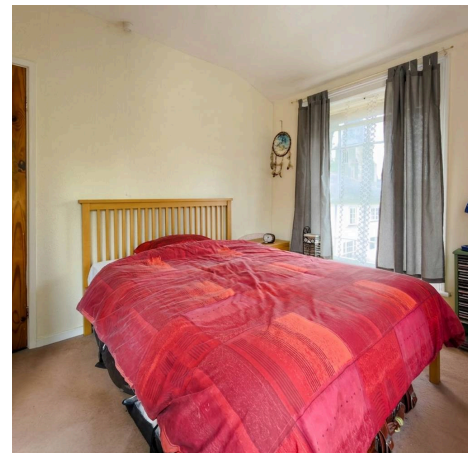
Hadleigh, Ipswich

A well presented one bedroom first floor flat, forming part of a former Edwardian country house with a sitting room/kitchen, bathroom, off road parking and communal gardens. All located just a very short walk from the High Street of the popular market town of Hadleigh, where you will find a variety of amenities.

An excellent buy-to-let investment opportunity, offered with a reliable long-term tenant in situ, providing immediate rental income from completion.

As you enter the property, there is an entrance lobby with a staircase rising to the sitting room/kitchen, which has an electric night storage heater, door to the bedroom and a sash window overlooking the gardens and grounds and with views towards the Deanery Tower.

The kitchen area comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven with four burner hob and extractor above, space and plumbing for washing machine and space for fridge/freezer.



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The bedroom has dual aspect windows overlooking the gardens, grounds and Deanery Tower, fitted wardrobe with glass fronted doors, electric night storage heater and door to an inner hallway, which has a door to the bathroom and a shelved airing cupboard housing the hot water cylinder with immersion heater. The bathroom has a white suite comprising a panelled bath with an electric shower over and glazed screen, low level wc, wash basin with tiled splashback and wall mounted convector heater. Outside, there are communal gardens and off street resident parking.

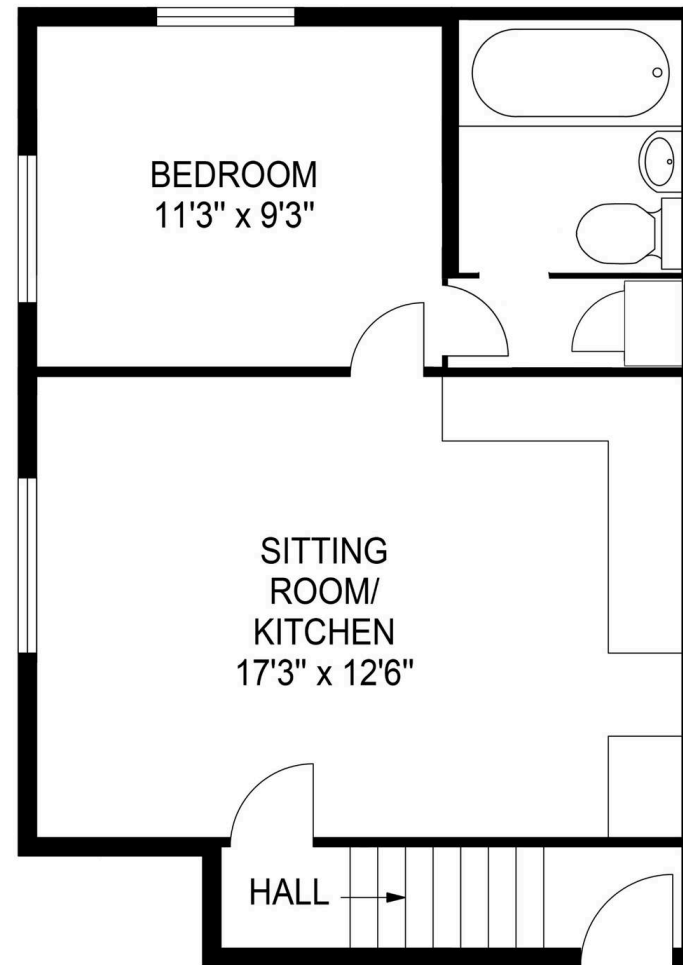
Lease length: 159 years remaining.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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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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